Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

194 Merrijig Drive Torquay VIC 3228

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,200,000	&	\$1,250,000
n sale price e house or unit as ap	plicable)				
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Median Price	\$1,027,500	Prop	erty type	rty type House		Suburb	Torquay
Period-from	01 Nov 2020	to	31 Oct 2	2021	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
2 Hibbertia Street Torquay VIC 3228	\$1,225,000	20-Sep-21	
3 Quay Boulevard Torquay VIC 3228	\$1,610,000	24-Aug-21	
1130 Horseshoe Bend Road Torquay VIC 3228	\$1,410,000	25-Oct-21	

OR

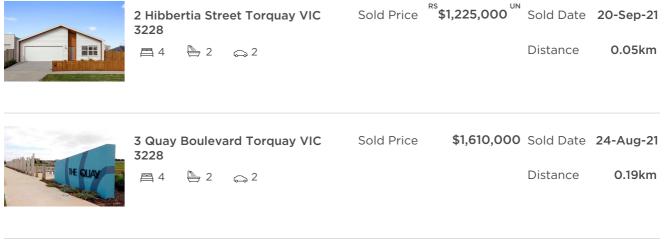
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 03 November 2021



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	1130 Horseshoe Bend Road Torquay Sold Price VIC 3228				^{RS} \$1,410,000	Sold Date	25-Oct-21
	酉 4	3	ç; ²			Distance	0.34km

RS = Recent sale UN = Undisclosed Sale

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