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	49 COWRIE ROAD TORQUAY VIC 3228

Indicative selling price

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

Single Price	$1,600,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,300,000	Property type	House	Suburb	Torquay
Period-from	01 Nov 2022	to	31 Oct 2023	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
45 BEACH ROAD TORQUAY VIC 3228	$2,450,000	20-Feb-23
31 FISCHER STREET TORQUAY VIC 3228	$2,125,000	26-Oct-23
27 ZEALLY BAY ROAD TORQUAY VIC 3228	$1,900,000	10-Aug-23

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: 20 November 2023

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45 BEACH ROAD TORQUAY VIC 3228

4 2 6

Sold Price **$2,450,000** Sold Date **20-Feb-23**

Distance **0.25km**

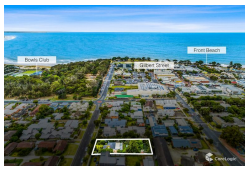


31 FISCHER STREET TORQUAY VIC 3228

2 1 -

Sold Price RS **$2,125,000** Sold Date **26-Oct-23**

Distance **0.32km**



27 ZEALLY BAY ROAD TORQUAY VIC 3228

3 1 1

Sold Price RS **$1,900,000** Sold Date **10-Aug-23**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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