

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

1 Lydia Court 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

or range
between

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Land

Suburb

Torquay

Period-from

01 May 2020

to

30 Apr 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

| | | |
|-------------------------------------|-------------|-----------|
| 3 Elanora Court Torquay VIC 3228 | \$1,380,000 | 17-Apr-21 |
| 65 Glaneuse Avenue Torquay VIC 3228 | \$1,250,000 | 05-Mar-21 |
| 4 Orungal Court Torquay VIC 3228 | \$1,200,000 | 27-Feb-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: 17 May 2021

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3 Elanora Court Torquay VIC 3228

Sold Price

^{RS} **\$1,380,000**

Sold Date

17-Apr-21

5

3

2

Distance

0.17km



65 Glaneuse Avenue Torquay VIC 3228

Sold Price

^{RS} **\$1,250,000**

Sold Date

05-Mar-21

3

2

2

Distance

0.58km



4 Orungal Court Torquay VIC 3228

Sold Price

^{RS} **\$1,200,000**

Sold Date

27-Feb-21

3

2

2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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