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	86A Beach 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~~		or range between	$895,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,077,500	Property type	House	Suburb	Torquay
Period-from	01 Jan 2021	to	31 Dec 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
2/7 Everlasting Court Torquay VIC 3228	$900,000	17-Nov-21
2/57 Zeally Bay Road Torquay VIC 3228	$1,045,000	07-Aug-21
2/3 Moonah Place Torquay VIC 3228	$1,200,000	20-Sep-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.~~

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2/7 Everlasting Court Torquay VIC 3228

3 2 2

Sold Price RS $900,000 Sold Date 17-Nov-21

Distance 0.3km



2/57 Zeally Bay Road Torquay VIC 3228

3 2 1

Sold Price $1,045,000 Sold Date 07-Aug-21

Distance 0.57km



2/3 Moonah Place Torquay VIC 3228

3 2 2

Sold Price $1,200,000 Sold Date 20-Sep-21

Distance 0.77km



11A Fischer Street Torquay VIC 3228

2 1 1

Sold Price RS $1,160,000 Sold Date 05-Nov-21

Distance 0.78km

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

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