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	1335 Horseshoe Bend 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	$4,250,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$824,500	Property type	House	Suburb	Torquay
Period-from	01 Mar 2019	to	29 Feb 2020	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
271 The Esplanade Torquay VIC 3228	$2,900,000	08-Feb-20
78 The Esplanade Torquay VIC 3228	$3,850,000	23-Nov-19
62-64 Cowrie Road Torquay VIC 3228	$3,300,000	22-Jul-19

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: 23 March 2020

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271 The Esplanade Torquay VIC 3228

5 3 4

Sold Price **$2,900,000** Sold Date **08-Feb-20**

Distance **1.03km**



78 The Esplanade Torquay VIC 3228

4 3 2

Sold Price **$3,850,000** UN Sold Date **23-Nov-19**

Distance **1.32km**



62-64 Cowrie Road Torquay VIC 3228

5 3 2

Sold Price **$3,300,000** Sold Date **22-Jul-19**

Distance **1.74km**



2 Ocean Boulevard Jan Juc VIC 3228

4 2 2

Sold Price **$5,500,000** Sold Date **12-Jan-19**

Distance **5.54km**

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

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