# 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

#### 14 CRANBERRY WAY 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	\$580,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$1,225,000	Prop	Property type		House	Suburb	Suburb		
Period-from	01 May 2023	to	30 Apr 2	024 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	
4 EUCALYPT WAY TORQUAY VIC 3228	\$625,000	13-Jan-23	
10 MELALEUCA DRIVE TORQUAY VIC 3228	\$650,000	26-Feb-24	
11 WELLINGTON CRESCENT TORQUAY VIC 3228	\$600,000	25-Jan-24	

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: 31 May 2024

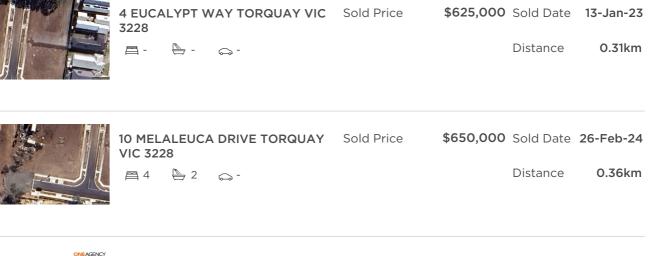


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442m <sup>2</sup>	ONEAGENCY	==	LINGTOI JAY VIC	N CRESCENT 3228	Sold Price	\$600,000	Sold Date	25-Jan-24
MELINGTON CRESCHI		昌 -	-	୍ଦ୍ର <del>-</del>			Distance	1.07km

RS = Recent sale UN = Undisclosed Sale

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