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	32 LOWTIDE DRIVE 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	$1,035,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,375,000	Property type	House	Suburb	Torquay
Period-from	01 Feb 2022	to	31 Jan 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
11 PINTAIL DRIVE TORQUAY VIC 3228	$1,270,000	13-Dec-22
21 HUNTER AVENUE TORQUAY VIC 3228	$1,110,000	03-Dec-22
8 BEACHCOMBER LANE TORQUAY VIC 3228	$1,260,000	29-Dec-22

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: 01 February 2023

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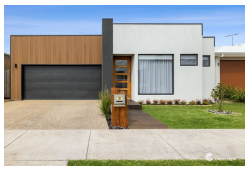
11 PINTAIL DRIVE TORQUAY VIC 3228

4 2 2

Sold Price RS $1,270,000 Sold Date 13-Dec-22

Distance 0.29km



21 HUNTER AVENUE TORQUAY VIC 3228

2 2 2

Sold Price $1,110,000 Sold Date 03-Dec-22

Distance 1.72km



8 BEACHCOMBER LANE TORQUAY VIC 3228

3 2 2

Sold Price RS $1,260,000 UN Sold Date 29-Dec-22

Distance 1.41km

RS = Recent sale UN = Undisclosed Sale

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