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	34 Hunter Avenue, Torquay VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,200,000 Property Type House Suburb Torquay

Period - From 27/11/2024 to 26/05/2025 Source price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Aerial Avenue Torquay VIC	$1,510,000	22/04/2025
7 Seaward Way Torquay VIC	$1,400,000	04/02/2025
7a Centre Court Torquay VIC	$1,500,000	05/12/2024

This Statement of Information was prepared on: 27/05/2025