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

11 SMITH WAY TORQUAY VIC 3228

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	57.50.000	&	\$770,000						
Median sale price											
(*Delete house or unit as applicable)											
Median Price	\$870,000	Property type	Unit	Suburb	Torquay						

30 Jun 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2023

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.

to

Address of comparable property	Price	Date of sale	
25 STORRER AVENUE TORQUAY VIC 3228	\$730,000	28-Oct-23	
11 STORRER AVENUE TORQUAY VIC 3228	\$760,000	08-Mar-23	
10 MACFARLANE STREET TORQUAY VIC 3228	\$820,000	14-Sep-23	

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: 11 July 2024



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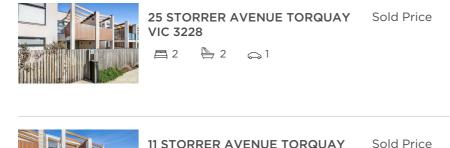


M 52614711 E hello@naturalre.com.au

\$730,000 Sold Date 28-Oct-23

Distance

0.15km



11 STORRER AVENUE TORQUAY VIC 3228	Sold Price	\$760,000	Sold Date	08-Mar-23
₽ 2 № 2 № 1			Distance	0.17km
 VIC 3228	Sold Price	\$760,000		



RS = Recent sale UN = Undisclosed Sale

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