

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 or
locality and postcode

12 Wirilda Street, Torquay Vic 3228

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Torquay

Period - From 01/01/2024 to 31/03/2024 Source REIV

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
1	34 Karkalla St TORQUAY 3228	\$1,130,000	28/02/2024
2	12 Legacy Dr TORQUAY 3228	\$1,120,000	21/05/2024
3	33 Bright St TORQUAY 3228	\$1,090,000	16/02/2024

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:

11/06/2024 15:51

Rebecca Smith
0403 777 424
rebecca@whitefoxrealestate.com.au



4 2 2

Property Type: Land

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2024: \$1,305,000

Comparable Properties



34 Karkalla St TORQUAY 3228 (REI/VG)

4 2 2

Price: \$1,130,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 448 sqm approx

Agent Comments

Great comparable as both properties are newer four bed, single level homes located in Torquay.



12 Legacy Dr TORQUAY 3228 (REI)

4 2 2

Price: \$1,120,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 523 sqm approx

Agent Comments

Good comparable as both properties are newer four bedroom, two bathroom homes. Even though 12 Legacy Drive is on a slightly larger block, we still believe it is a strong comparable.



33 Bright St TORQUAY 3228 (REI/VG)

4 2 2

Price: \$1,090,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 488 sqm approx

Agent Comments

Great comparable as both properties are similar in block size and both have modern features.