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

22 GREAT OCEAN ROAD 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 range betweer	52 100 000	&	\$2,300,000	
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$1,257,500	Property type	House	Suburb	Torquay	

29 Feb 2024

Source

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

01 Mar 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	
5 EMPIRE AVENUE JAN JUC VIC 3228	\$1,905,000	21-Dec-23	
1/41 BEACH ROAD TORQUAY VIC 3228	\$1,875,000	07-Feb-24	
22 OCEAN VIEW CRESCENT TORQUAY VIC 3228	\$1,830,000	06-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: 12 March 2024



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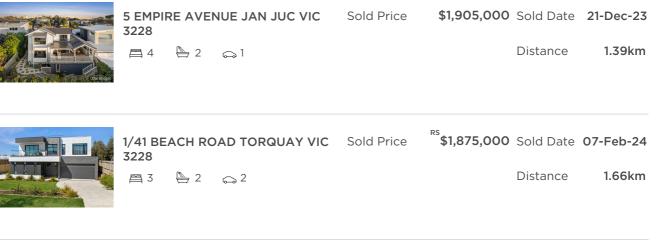
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	22 OCEAN VIEW CRESCENT TORQUAY VIC 3228			So	old Price	\$1,830,000	Sold Date	06-Sep-23
Provide state	酉 4	2	⇔ 2				Distance	0.25km

RS = Recent sale UN = Undisclosed Sale

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