

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

27 AERIAL AVENUE 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

\$1,375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,256,250

Property type

House

Suburb

Torquay

Period-from

01 Mar 2023

to

29 Feb 2024

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

28 RIPPLESIDE DRIVE TORQUAY VIC 3228	\$1,400,000	23-Jun-23
46 LOCH LOMOND CRESCENT TORQUAY VIC 3228	\$1,350,000	30-Nov-23
7 BAIRD AVENUE TORQUAY VIC 3228	\$1,350,000	17-Nov-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: 01 March 2024

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**28 RIPPLESIDE DRIVE TORQUAY
VIC 3228**

3 2 2

Sold Price

\$1,400,000

Sold Date

23-Jun-23

Distance

0.31km



**46 LOCH LOMOND CRESCENT
TORQUAY VIC 3228**

3 2 2

Sold Price

\$1,350,000

Sold Date

30-Nov-23

Distance

0.64km



**7 BAIRD AVENUE TORQUAY VIC
3228**

4 3 2

Sold Price

Sold Date

17-Nov-23

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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