

## 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

28 BASIN LANE TORQUAY VIC 3228

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,257,500

Property type

House

Suburb

Torquay

Period-from

01 Jan 2023

to

31 Dec 2023

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

22 ILLAWONG DRIVE TORQUAY VIC 3228	\$940,000	06-Jun-23
7A ATTUNGA DRIVE TORQUAY VIC 3228	\$888,000	28-Aug-23
2/82 BEACH ROAD TORQUAY VIC 3228	\$970,000	17-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: 29 January 2024

# FERRIS GOLD

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**22 ILLAWONG DRIVE TORQUAY  
VIC 3228**

Sold Price **\$940,000** Sold Date **06-Jun-23**

3 2 2

Distance **0.35km**



**7A ATTUNGA DRIVE TORQUAY VIC 3228**

Sold Price **\$888,000** Sold Date **28-Aug-23**

3 2 2

Distance **0.63km**



**2/82 BEACH ROAD TORQUAY VIC 3228**

Sold Price **\$970,000** Sold Date **17-Sep-23**

3 2 2

Distance **0.84km**

RS = Recent sale      UN = Undisclosed Sale

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# 28 Basin Lane, Torquay



## FERRIS GOLD

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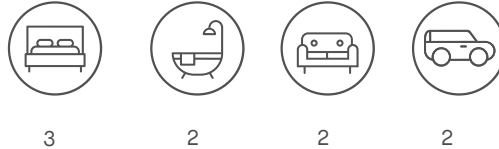
Real  
estate  
redefined.

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[ferrisgold.com.au](http://ferrisgold.com.au)

## Where sustainability meets simplicity for a harmonious and eco-friendly home.

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Explore the expansive balcony boasting tranquil views in this town home, nestled within the coveted surfer's haven of Torquay. As a certified One Planet Living residence, it signifies an unwavering commitment to sustainable living. Perfectly situated at the central perch of Spring Creek Valley, it provides captivating views and convenient access to the educational hub, including Torquay College, St Therese Catholic Primary School, and the Surf Coast Shire's Children's Hub. Enriched by nearby amenities such as cafes, shops, parks, and beaches, this vibrant neighbourhood caters to a diverse range of buyers.

In harmony with the Salt Torquay Development ethos, this residence defies conventions with its nature-inspired landscapes and innovative design, seamlessly blending modern comforts with a dedicated commitment to environmentally conscious residential practices.

Step through the keyless entry to discover an entrance adorned with a natural color palette, offering storage and a built-in desk. Further down the hallway, the generously sized master bedroom welcomes you with built-in side lights, an extended robe space with built-in cabinetry, and a glass sliding door leading to your private north-facing yard – a blank canvas ready for transformation. The long tandem garage is also a practical feature, perfect for trailers or boats.

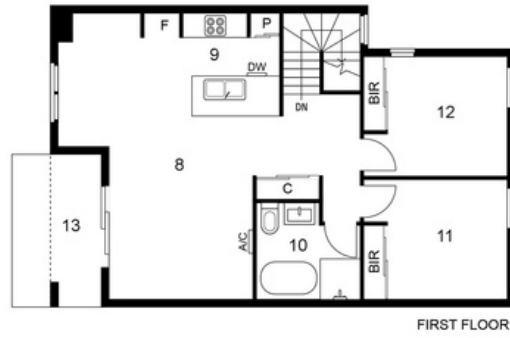
Ascend the stairs to find a state-of-the-art kitchen filled with all the comforts for enjoyable entertaining and dining, accompanied by two additional bedrooms.

Step inside to encounter impeccable craftsmanship, featuring engineered timber floorboards throughout the entire home, a striking timber staircase, pendant lighting, and exquisite stone benchtops. Notable features include thermal double glazing, a 6.0kw solar system with battery backup, split system heating and cooling units in every room, an underground stormwater tank, low-maintenance materials, a solar hot water system, and soundproof insulation.

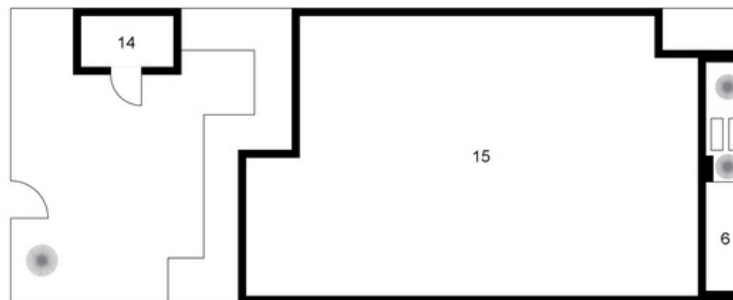
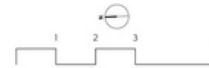
Immerse yourself in a home that not only surpasses the highest standards but also embodies a harmonious coexistence with nature, offering a genuinely sustainable and opulent living experience.



# Floor Plan



- 8 LIVING/ DINING 7.6 X 7.2
- 9 KITCHEN
- 10 BATH
- 11 BEDROOM 3.0 X 3.0
- 12 BEDROOM 3.0 X 3.0
- 13 UNDERCOVER BALCOLY



- 6 UNDERCOVER
- 14 SHED
- 15 RESIDENCE

