

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 37 Yallock Circuit, Torquay Vic 3228
Including suburb or locality and postcode

Indicative selling price

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

Range between \$899,000 & \$988,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Torquay

Period - From 01/10/2023 to 31/12/2023 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	5 Rosella Rd TORQUAY 3228	\$960,000	15/11/2023
2	7 Miller Av TORQUAY 3228	\$950,000	06/10/2023
3	161 Merrijig Dr TORQUAY 3228	\$910,000	27/03/2023

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: 02/02/2024 13:56