

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

44 DARIAN ROAD 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

or range
between

\$1,295,000

&

\$1,330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,239,000

Property type

Other

Suburb

Torquay

Period-from

01 Apr 2023

to

31 Mar 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

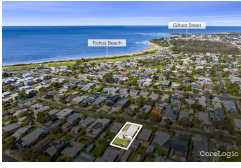
16 GRANDVIEW ROAD TORQUAY VIC 3228	\$1,300,000	28-Nov-23
38 FISCHER STREET TORQUAY VIC 3228	\$1,300,000	26-Apr-23
12 MIRANDA CLOSE TORQUAY VIC 3228	\$1,350,000	12-Jan-24

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: 22 April 2024

Tim Carson
P 03 5261 2104
M 0434 690930
E tim@mccartneyrealestate.com.au



16 GRANDVIEW ROAD TORQUAY VIC 3228

3 1 -

Sold Price

\$1,300,000

Sold Date **28-Nov-23**

Distance **0.22km**



38 FISCHER STREET TORQUAY VIC 3228

1 1 1

Sold Price

Sold Date **26-Apr-23**

Distance **0.38km**



12 MIRANDA CLOSE TORQUAY VIC 3228

3 2 2

Sold Price

\$1,350,000

Sold Date **12-Jan-24**

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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