

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 Fathom Drive, 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

\$1,220,000

 or range between

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Median sale price

Median price

\$1,239,000

 *House *Unit Suburb

Torquay

Period - From

01 April 2023

 to

31 March 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
38 Tubular Avenue, Torquay Vic 3228	\$1,200,000	12 April 2024
24 Ballyliffen Crescent, Torquay Vic 3228	\$1,360,000	20 Oct 2024
7 Nautical Rise, Torquay Vic 3228	\$1,300,000	11 Sep 2023

Property data source: Corelogic.

This Statement of Information was prepared on 06 February 2024.