

## 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

5 ROSELLA ROAD 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 \$975,000 & \$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### 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
192 MERRIJIG DRIVE TORQUAY VIC 3228	\$1,165,000	26-Apr-23
13 BOMBORA STREET TORQUAY VIC 3228	\$1,102,000	29-May-23
5 POPPY GROVE TORQUAY VIC 3228	\$1,080,000	10-Jun-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: 18 September 2023

**192 MERRIJIG DRIVE TORQUAY VIC 3228** Sold Price **\$1,165,000** Sold Date **26-Apr-23**

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Distance **0.32km****13 BOMBORA STREET TORQUAY VIC 3228** Sold Price **\$1,102,000** Sold Date **29-May-23**

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Distance **1.13km****5 POPPY GROVE TORQUAY VIC 3228** Sold Price **\$1,080,000** Sold Date **10-Jun-23**

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Distance **1.7km****RS** = Recent sale      **UN** = Undisclosed Sale

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