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	14 BRUMBY 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~~		or range between	$2,250,000	&	$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,375,000	Property type	House	Suburb	Torquay
Period-from	01 Feb 2022	to	31 Jan 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
13 LEHMANN COURT TORQUAY VIC 3228	$2,450,000	01-Feb-23
12 IRONBARK COURT TORQUAY VIC 3228	$2,775,000	07-Nov-22
6 STRINGYBARK DRIVE TORQUAY VIC 3228	$2,700,000	02-Aug-22

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.~~

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13 LEHMANN COURT TORQUAY VIC 3228

4 2 4

Sold Price RS $2,450,000 Sold Date 01-Feb-23

Distance 0.3km



12 IRONBARK COURT TORQUAY VIC 3228

4 2 4

Sold Price RS $2,775,000 Sold Date 07-Nov-22

Distance 1.53km



6 STRINGYBARK DRIVE TORQUAY VIC 3228

5 2 4

Sold Price $2,700,000 Sold Date 02-Aug-22

Distance 1.72km

RS = Recent sale **UN** = Undisclosed Sale

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