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## STATEMENT OF INFORMATION

Prepared on 20 Jul 2019

Section 47AF of the Estate Agents Act 1980

### LAND Offered for Sale

LOT 81/40 Coombes 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)

Range between \$585,000 & \$620,000

### Median Sale Price

\$430,000 Lands in Torquay between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### Comparable Property Sales

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.



**4 Piper Lane Torquay VIC 3228**

Sold Price

**\$830,000**

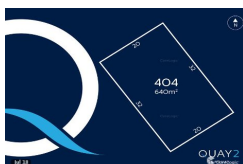
Sold Date

**26-Nov-18**

4 4

Distance

**0.22km**



**61 Marine Drive Torquay VIC 3228**

Sold Price

**\$575,000**

Sold Date

**10-Oct-18**

- -

Distance

**1.06km**



**9 Osprey Court Torquay VIC 3228**

Sold Price

**\$688,000**

Sold Date

**19-May-18**

- -

Distance

**1.59km**

RS = Recent sale

UN = Undisclosed Sale

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|   |            |                  |           |                  |
|---|------------|------------------|-----------|------------------|
| <b>71 South Beach Road Torquay VIC 3228</b> | Sold Price | <b>\$980,000</b> | Sold Date | <b>18-Feb-19</b> |
| 2    1    -                                 |            |                  | Distance  | <b>2.17km</b>    |

**RS** = Recent sale

**UN** = Undisclosed Sale

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