

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 GREAT OCEAN 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 \$1,920,000 & \$2,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,165,000 Property type House Suburb Torquay
Period-from 01 Jul 2024 to 30 Jun 2025 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
4 PIONEER PLACE TORQUAY VIC 3228	\$2,250,000	30-Dec-24
35 SPRING VALLEY DRIVE TORQUAY VIC 3228	\$2,015,000	06-Jun-25
21 WENTWORTH COURT TORQUAY VIC 3228	\$2,000,000	27-Dec-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.~~

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4 PIONEER PLACE TORQUAY VIC 3228

Sold Price **\$2,250,000** Sold Date **30-Dec-24**

4 2 2

Distance **0.06km**



35 SPRING VALLEY DRIVE TORQUAY VIC 3228

Sold Price ^{RS} **\$2,015,000** ^{UN} Sold Date **06-Jun-25**

4 2 2

Distance **0.37km**



21 WENTWORTH COURT TORQUAY VIC 3228

Sold Price **\$2,000,000** Sold Date **27-Dec-24**

4 2 2

Distance **4.9km**

RS = Recent sale

UN = Undisclosed Sale

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