

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

13 COSY AVENUE 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

\$1,090,000

&

\$1,150,000

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

31 LOWTIDE DRIVE TORQUAY VIC 3228	\$1,100,000	14-Nov-24
33 LOWTIDE DRIVE TORQUAY VIC 3228	\$1,220,000	08-Nov-24
12 GLASSY WAY TORQUAY VIC 3228	\$1,034,500	25-Jan-25

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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31 LOWTIDE DRIVE TORQUAY VIC 3228

Sold Price

\$1,100,000

Sold Date

14-Nov-24

4 2 3

Distance

0.07km



33 LOWTIDE DRIVE TORQUAY VIC 3228

Sold Price

\$1,220,000

Sold Date

08-Nov-24

4 2 2

Distance

0.08km



12 GLASSY WAY TORQUAY VIC 3228

Sold Price

\$1,034,500

Sold Date

25-Jan-25

4 2 2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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