

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode 81 BRIGHT STREET, TORQUAY

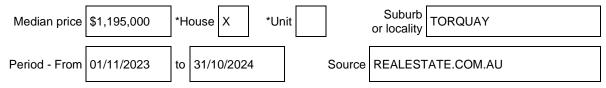
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price Range \$750,000 - \$780,000

Median sale price

(*Delete house or unit as applicable)



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 1 37 STORRER AVE, TORQUAY \$745,000 05/08/24 2 5 SMITH WAY, TORQUAY \$740,000 05/08/24 3 20 SEAHAZE DRIVE, TORQUAY \$775,000 16/10/24

This Statement of Information was prepared on 8 November 2024