

# 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

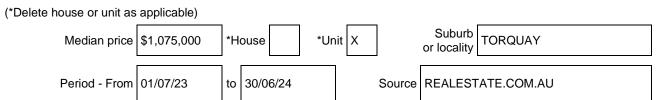
81 BRIGHT STREET, TORQUAY

# Indicative selling price

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

Price Range \$760,000 - \$795,000

### Median sale price



# 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	1 SMITH WAY, TORQUAY	\$730,000	08/03/24
2	11 STORRER AVENUE, TORQUAY	\$760,000	0803/23
3	30 COAST DRIVE, TORQUAY	\$720,000	06/12/23

This Statement of Information was prepared on 1 August 2024