

## HOUSE Offered for Sale

2 Port Phillip Court Torquay VIC 3228

 4  2  4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,240,000

## Median Sale Price

\$810,000 Houses in Torquay between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                    |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-----------|------------------|
|  | <b>28 Ocean Acres Drive Torquay VIC 3228</b>                                                                                                                                                                                                                      | Sold Price | <b>\$1,335,000</b> | Sold Date | <b>18-Jan-18</b> |
|                                                                                     |  5  3  2 |            |                    | Distance  | <b>0.19km</b>    |
|  | <b>22 Frog Hollow Drive Torquay VIC 3228</b>                                                                                                                                                                                                                      | Sold Price | <b>\$1,409,350</b> | Sold Date | <b>09-Jun-18</b> |
|                                                                                     |  4  2  2 |            |                    | Distance  | <b>0.9km</b>     |
|  | <b>157 Coombes Road Torquay VIC 3228</b>                                                                                                                                                                                                                          | Sold Price | <b>\$1,430,000</b> | Sold Date | <b>19-Jun-18</b> |
|                                                                                     |  4  2  2 |            |                    | Distance  | <b>1.08km</b>    |

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