

## UNIT Offered for Sale

1 Shore Place Torquay VIC 3228

 4  2  2

## Indicative Selling Price

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

Range between \$705,000 & \$725,000

## Median Sale Price

\$656,000 Units in Torquay between 01 Oct 2017 - 30 Sep 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>31 Coast Drive Torquay VIC 3228</b>   | Sold Price | <b>\$630,000</b> | Sold Date | <b>23-Feb-18</b> |
|  4  2  4 |                                          |            |                  | Distance  | <b>0.14km</b>    |
|                                                                                                                                                                                | <b>5 Seaspray Place Torquay VIC 3228</b> | Sold Price | <b>\$740,000</b> | Sold Date | <b>31-Jul-18</b> |
|  4  2  1 |                                          |            |                  | Distance  | <b>0.19km</b>    |
|                                                                                                                                                                                | <b>1/63 Beach Road Torquay VIC 3228</b>  | Sold Price | <b>\$705,000</b> | Sold Date | <b>22-Jan-18</b> |
|  3  2  2 |                                          |            |                  | Distance  | <b>2.91km</b>    |

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