

## HOUSE Offered for Sale

16 Miranda Close Torquay VIC 3228

 -  2  3

## Indicative Selling Price

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

Single Price \$1,100,000

## Median Sale Price




\$815,000 Houses in Torquay between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic




## Comparable Property Sales

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.






**3 Rosney Place Torquay VIC 3228** Sold Price **\$990,000** Sold Date **30-Apr-19**  
 3  2  2 Distance **0.33km**



**7 Riverside Drive Torquay VIC 3228** Sold Price **\$1,060,000** Sold Date **06-Feb-19**  
 3  2  2 Distance **0.64km**



**36 Orungal Court Torquay VIC 3228** Sold Price **\$1,480,000** Sold Date **16-Nov-18**  
 5  3  4 Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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**8 Liesbet Close Torquay VIC 3228**

Sold Price

**\$1,035,000**

Sold Date

**07-Jun-19**



3



2



2

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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