

HOUSE Offered for Sale

41 Rosser Boulevard Torquay VIC 3228

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$775,000













Median Sale Price

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

Source: CoreLogic

Comparable Property Sales









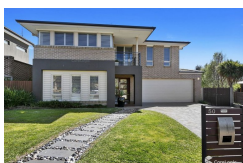















These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	16 Rosser Boulevard Torquay VIC 3228	Sold Price	\$730,000	Sold Date	26-Nov-18
	 4  2 			Distance	0.22km
	23 Yallock Circuit Torquay VIC 3228	Sold Price	\$695,000	Sold Date	21-Nov-18
	 4  2 			Distance	0.69km
	143 Fischer Street Torquay VIC 3228	Sold Price	\$815,000	Sold Date	08-Dec-18
	 3  2 			Distance	0.73km

RS = Recent sale UN = Undisclosed Sale

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	11 Corsair Way Torquay VIC 3228	Sold Price	\$940,000	Sold Date	04-Dec-18
 3  2  2				Distance	0.77km
	11 Foam Court Torquay VIC 3228	Sold Price	\$620,000	Sold Date	17-Nov-18
 3  1  1				Distance	0.78km
	50 Shorebreak Street Torquay VIC 3228	Sold Price	\$930,000	Sold Date	30-Oct-18
 4  2  2				Distance	0.79km
	48 Shorebreak Street Torquay VIC 3228	Sold Price	\$840,000	Sold Date	13-Nov-18
 4  2  2				Distance	0.8km
	28A Pomora Avenue Torquay VIC 3228	Sold Price	\$690,000	Sold Date	17-Dec-18
 3  2  2				Distance	0.91km
	22 Onshore Drive Torquay VIC 3228	Sold Price	\$828,000	Sold Date	09-Nov-18
 4  3  2				Distance	0.92km

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136 Merrijig Drive Torquay VIC 3228 Sold Price **\$680,000** Sold Date **27-Nov-18**

 4  2  2

Distance **0.93km**



6 Shorebreak Street Torquay VIC 3228 Sold Price **\$845,000** Sold Date **22-Nov-18**

 4  2  2

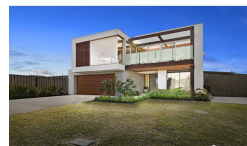
Distance **0.94km**



11 Glaneuse Avenue Torquay VIC 3228 Sold Price **\$790,000** Sold Date **20-Oct-18**

 4  3  2

Distance **0.95km**



18 Marine Drive Torquay VIC 3228 Sold Price **\$1,085,000** Sold Date **06-Dec-18**

 4  2  2

Distance **0.42km**

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