

## UNIT Offered for Sale

1/44 Bristol Road Torquay VIC 3228

 4  2  1

## Indicative Selling Price

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

Range between \$875,000 & \$925,000

## Median Sale Price

\$657,000 Units in Torquay between 01 Sep 2017 - 31 Aug 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>2/44 Bristol Road Torquay VIC 3228</b>                                                                                                                                                                                                                         | Sold Price | <b>\$750,000</b> | Sold Date | <b>15-May-17</b> |
|                                                                                     |  3  3  2 |            |                  | Distance  | <b>0.02km</b>    |
|  | <b>3/40 Boston Road Torquay VIC 3228</b>                                                                                                                                                                                                                          | Sold Price | <b>\$855,000</b> | Sold Date | <b>03-Mar-18</b> |
|                                                                                     |  3  2  1 |            |                  | Distance  | <b>0.12km</b>    |
|  | <b>22 Boston Road Torquay VIC 3228</b>                                                                                                                                                                                                                            | Sold Price | <b>\$850,000</b> | Sold Date | <b>30-May-17</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.19km</b>    |

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## STATEMENT OF INFORMATION

Prepared on 17 Sep 2018

Section 47AF of the Estate Agents Act 1980



**44A Zeally Bay Road Torquay VIC 3228**

Sold Price

**\$1,268,000**

Sold Date

**25-Nov-17**



3



2



2

Distance

**0.25km**

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