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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1142 Horseshoe Bend Road 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)

Single Price \$875,000

## Median Sale Price



\$776,000 Houses 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.






**26 Seamist Way Torquay VIC 3228** Sold Price **\$897,000** Sold Date **13-May-17**  
 4  2  2 Distance **0.35km**



**38 Swallowtail Drive Torquay VIC 3228** Sold Price **\$868,000** Sold Date **06-Jul-18**  
 4  2  2 Distance **0.5km**



**52 Shorebreak Street Torquay VIC 3228** Sold Price **\$940,000** Sold Date **08-Feb-18**  
 4  2  2 Distance **0.79km**

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