

## HOUSE Offered for Sale

22 Felix Crescent Torquay VIC 3228

 3  1  2

## Indicative Selling Price

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

Range between \$1,200,000 & \$1,250,000













## Median Sale Price

\$816,875 Houses in Torquay between 01 May 2018 - 30 Apr 2019

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>16 Cowrie Road Torquay VIC 3228</b>  | Sold Price | <b>\$1,237,500</b> | Sold Date | <b>08-Dec-18</b> |
|   |  4  2  2 |            |                    | Distance  | <b>0.18km</b>    |
|  | <b>8A Felix Crescent Torquay VIC 3228</b>   | Sold Price | <b>\$1,060,000</b> | Sold Date | <b>03-Mar-18</b> |
|   |  3  1  2 |            |                    | Distance  | <b>0.18km</b>    |
|  | <b>16 Beach Road Torquay VIC 3228</b>   | Sold Price | <b>\$1,250,000</b> | Sold Date | <b>28-Apr-18</b> |
|   |  3  1  1 |            |                    | Distance  | <b>0.35km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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