

James Wilson  
 P (03)52221922  
 M 0414898545  
 E james@wilsonsre.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

16 White Street Torquay VIC 3228

 3  2  1

## Indicative Selling Price

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

Single Price \$635,000

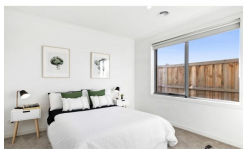











## Median Sale Price

\$818,750 Houses in Torquay between 01 Jun 2018 - 31 May 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.

	<b>8 White Street Torquay VIC 3228</b>	Sold Price	<b>\$625,000</b>	Sold Date	<b>01-May-19</b>
 3  2 				Distance	<b>0.04km</b>
	<b>72 White Street Torquay VIC 3228</b>	Sold Price	<b>\$695,000</b>	Sold Date	<b>12-Apr-19</b>
 3  2 				Distance	<b>0.31km</b>
	<b>3 Island Drive Torquay VIC 3228</b>	Sold Price	<b>\$630,000</b>	Sold Date	<b>13-Oct-18</b>
 3  1 				Distance	<b>1.29km</b>

RS = Recent sale      UN = Undisclosed Sale

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**11 Foam Court Torquay VIC 3228**

Sold Price

**\$620,000**

Sold Date

**17-Nov-18**

 3  1  1

Distance

**1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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