

Tim Carson

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## House Offered for Sale

12 Cosy Avenue 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)

Range between \$675,000 & \$695,000

## Median Sale Price

\$696,500 Houses in Torquay between Jul 2016 - Jun 2017

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.



**6 Cosy Avenue Torquay VIC 3228**

 4  2  2

Sold Price

**\$700,000**

Sold Date

**25-May-17**

Distance

**0.05km**



**16 Glassy Way Torquay VIC 3228**

 4  2  -

Sold Price

**\$649,000**

Sold Date

**11-Nov-16**

Distance

**0.17km**



**4 Druids Glen Torquay VIC 3228**

 4  2  2

Sold Price

**\$639,000**

Sold Date

**23-Mar-16**

Distance

**0.25km**

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