

STATEMENT OF INFORMATION

20 ERLANDSEN AVENUE, SORRENTO, VIC 3943

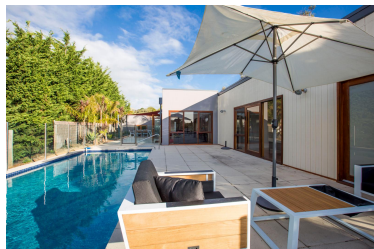
PREPARED BY GERMAINE MENGONI , BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 ERLANDSEN AVENUE, SORRENTO, VIC  4  2  2

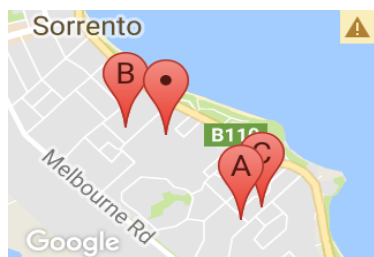
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$1,450,000 to \$1,525,000

Provided by: Germaine Mengoni, Briggs Shaw Real Estate

MEDIAN SALE PRICE



SORRENTO, VIC, 3943

Suburb Median Sale Price (House)

\$1,220,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3 TUCKEY ST, SORRENTO, VIC 3943

 4  2  3

Sale Price

***\$1,525,000**

Sale Date: 29/11/2017

Distance from Property: 781m



7 CECIL ST, SORRENTO, VIC 3943

 4  2  2

Sale Price

\$1,625,000

Sale Date: 28/04/2017

Distance from Property: 263m



36 WESTMORE AVE, SORRENTO, VIC 3943

 4  2  4

Sale Price

\$1,300,000

Sale Date: 28/04/2017

Distance from Property: 808m



This report has been compiled on 12/02/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 ERLANDSEN AVENUE, SORRENTO, VIC 3943

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$1,450,000 to \$1,525,000

Median sale price

Median price

\$1,220,000

House

X

Unit

Suburb

SORRENTO

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 TUCKEY ST, SORRENTO, VIC 3943	*\$1,525,000	29/11/2017
7 CECIL ST, SORRENTO, VIC 3943	\$1,625,000	28/04/2017
36 WESTMORE AVE, SORRENTO, VIC 3943	\$1,300,000	28/04/2017