

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 3 Aviemore Close, Sorrento VIC 3943

### Indicative selling price

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

Range between \$850,000 & \$920,000

### Median sale price

Median price \$1,440,000 Property type House Suburb Sorrento VIC 3943

Period - From 01/09/2019 to 31/08/2020 Source Corelogic

### 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
4 Roscius Place, Sorrento VIC 3943	\$900,000	28/10/2020
10 Lanoma Place, Sorrento VIC 3943	\$800,000	14/11/2020
16 Samuel Street, Blairgowrie VIC 3942	\$875,000	17/07/2020

This Statement of Information was prepared on: 3rd December 2020