

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
Including suburb and
postcode

6 AVIEMORE CLOSE SORRENTO VIC 3943

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,800,000

&

\$3,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,453,000

Property type

House

Suburb

Sorrento

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

5 OLIVE STREET BLAIRGOWRIE VIC 3942	\$2,825,000	22-Aug-22
3057 POINT NEPEAN ROAD SORRENTO VIC 3943	\$3,025,000	17-Sep-22
23 SALONIKA STREET SORRENTO VIC 3943	\$2,750,000	11-Jun-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 October 2022