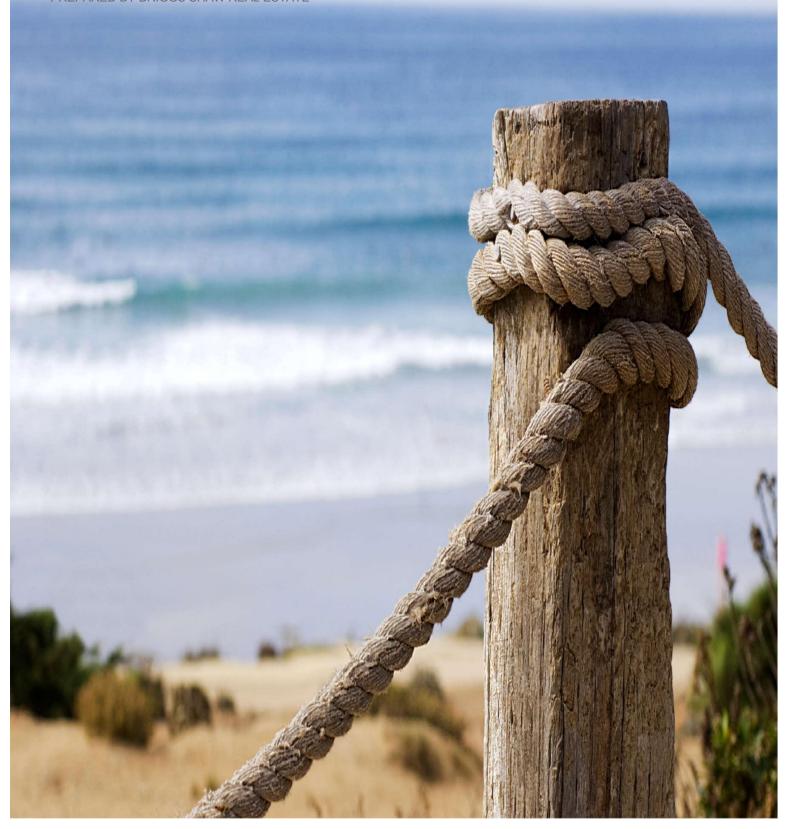
# STATEMENT OF INFORMATION

789 MELBOURNE ROAD, SORRENTO, VIC 3943

PREPARED BY BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

# Briggs Shaw REAL ESTATE

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 789 MELBOURNE ROAD, SORRENTO, VIC 🕮 5 🕒 3 🚓 2





**Indicative Selling Price** 

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

Price Range:

\$2,100,000 to \$2,310,000

#### **MEDIAN SALE PRICE**



# SORRENTO, VIC, 3943

**Suburb Median Sale Price (House)** 

\$1,240,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

## **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.



4 SORRENTO CL, SORRENTO, VIC 3943







Sale Price

\$1,800,000

Sale Date: 28/03/2017

Distance from Property: 45m





202 OCEAN BEACH RD, SORRENTO, VIC 3943







Sale Price

\$2,800,000

Sale Date: 22/02/2017

Distance from Property: 489m





736 MELBOURNE RD, SORRENTO, VIC 3943









Sale Price

\$1,950,000

Sale Date: 22/02/2017

Distance from Property: 572m



# 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	789 MELBOURNE ROAD, SORRENTO, VIC 3943
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#### Indicative selling price

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

Price Range: \$2,100,000 to \$2,310,000

## Median sale price

Median price	\$1,240,000	House	X	Unit		Suburb	SORRENTO	
Period	01 October 2016 to 30 September 2017			Sour	се	p	ricefinder	

# 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 SORRENTO CL, SORRENTO, VIC 3943	\$1,800,000	28/03/2017
202 OCEAN BEACH RD, SORRENTO, VIC 3943	\$2,800,000	22/02/2017
736 MELBOURNE RD, SORRENTO, VIC 3943	\$1,950,000	22/02/2017

