

STATEMENT OF INFORMATION

699 MELBOURNE ROAD, SORRENTO, VIC 3943

PREPARED BY SALLY JOHNSTONE, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



699 MELBOURNE ROAD, SORRENTO, VIC  4  3  2

Indicative Selling Price

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

Price Range: **\$850,000 to \$900,000**

Provided by: Sally Johnstone, Briggs Shaw Real Estate

MEDIAN SALE PRICE



SORRENTO, VIC, 3943

Suburb Median Sale Price (House)

\$1,187,500

01 April 2016 to 31 March 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.



13 FORREST AVE, SORRENTO, VIC 3943  4  2  2

Sale Price

Price Withheld

Sale Date: 16/03/2017

Distance from Property: 1.1km



4 LOCH FYNE CRT, SORRENTO, VIC 3943  4  2  2

Sale Price

\$950,000

Sale Date: 24/01/2017

Distance from Property: 442m



23 RUSSELL CRES, SORRENTO, VIC 3943  3  2  2

Sale Price

Price Withheld

Sale Date: 15/04/2017

Distance from Property: 296m



This report has been compiled on 15/06/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 HEATHER AVE, SORRENTO, VIC 3943

3 2 2

Sale Price

Price Withheld

Sale Date: 07/04/2017

Distance from Property: 328m



635 MELBOURNE RD, SORRENTO, VIC 3943

3 2 2

Sale Price

\$900,000

Sale Date: 03/03/2017

Distance from Property: 678m



687 MELBOURNE RD, SORRENTO, VIC 3943

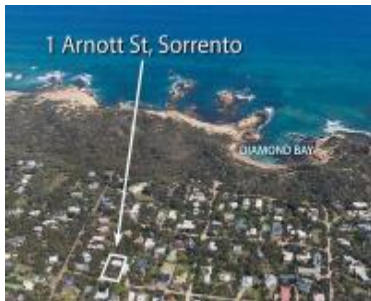
3 2 1

Sale Price

\$850,000

Sale Date: 08/02/2017

Distance from Property: 140m



1 ARNOTT ST, SORRENTO, VIC 3943

3 1 2

Sale Price

\$880,000

Sale Date: 11/12/2016

Distance from Property: 247m



815 MELBOURNE RD, SORRENTO, VIC 3943

1 - -

Sale Price

\$630,000

Sale Date: 16/12/2016

Distance from Property: 1.2km



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

699 MELBOURNE ROAD, SORRENTO, VIC 3943

Indicative selling price

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

Price Range: \$850,000 to \$900,000

Median sale price

Median price \$1,187,500

House

Unit

Suburb

SORRENTO

Period 01 April 2016 to 31 March 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
13 FORREST AVE, SORRENTO, VIC 3943	Price Withheld	16/03/2017
4 LOCH FYNE CRT, SORRENTO, VIC 3943	\$950,000	24/01/2017
23 RUSSELL CRES, SORRENTO, VIC 3943	Price Withheld	15/04/2017
7 HEATHER AVE, SORRENTO, VIC 3943	Price Withheld	07/04/2017

635 MELBOURNE RD, SORRENTO, VIC 3943	\$900,000	03/03/2017
687 MELBOURNE RD, SORRENTO, VIC 3943	\$850,000	08/02/2017
1 ARNOTT ST, SORRENTO, VIC 3943	\$880,000	11/12/2016
815 MELBOURNE RD, SORRENTO, VIC 3943	\$630,000	16/12/2016