

# STATEMENT OF INFORMATION

3067 POINT NEPEAN ROAD, SORRENTO, VIC 3943

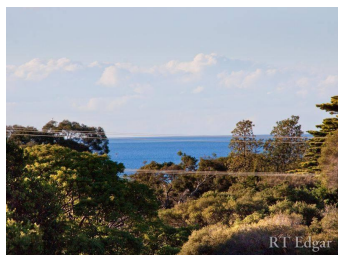
PREPARED BY STEPHEN BROWN, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3067 POINT NEPEAN ROAD, SORRENTO,**  -  -  -

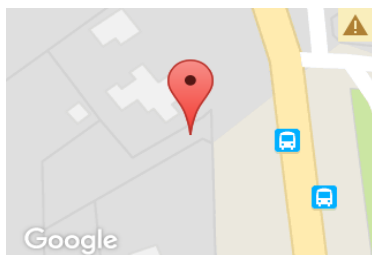
### Indicative Selling Price

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

**Price Range:** **\$4,700,000 to \$5,100,000**

Provided by: Stephen Brown, 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:  **pricefinder**

## COMPARABLE PROPERTIES

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 six months.

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<br>Including suburb and<br>postcode | 3067 POINT NEPEAN ROAD, SORRENTO, VIC 3943 |
|---------------------------------------------|--------------------------------------------|

Indicative selling price

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|              |                            |
|--------------|----------------------------|
| Price Range: | \$4,700,000 to \$5,100,000 |
|--------------|----------------------------|

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

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 six months.