

# STATEMENT OF INFORMATION

3 TALLANT AVENUE, SORRENTO, VIC

PREPARED BY GERMAINE MENGONI , BRIGGS SHAW REAL ESTATE



**Briggs Shaw** REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 TALLANT AVENUE, SORRENTO, VIC**

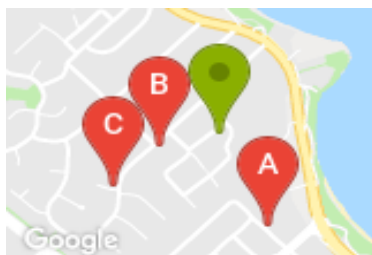
3 2 2

### Indicative Selling Price

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

Price Range: **1,100,000 to 1,200,000**

## MEDIAN SALE PRICE



**SORRENTO, VIC, 3943**

Suburb Median Sale Price (House)

**\$1,300,000**

01 April 2017 to 31 March 2018

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.



**6 MOROTAI ST, SORRENTO, VIC 3943**

3 2 2

Sale Price

**\$1,110,000**

Sale Date: 08/04/2018

Distance from Property: 365m



**45 WESTMORE AVE, SORRENTO, VIC 3943**

4 2 2

Sale Price

**\*\$1,350,000**

Sale Date: 15/02/2018

Distance from Property: 202m



**2 MALABAR PL, SORRENTO, VIC 3943**

4 3 2

Sale Price

**\$1,300,000**

Sale Date: 07/02/2018

Distance from Property: 395m



This report has been compiled on 27/06/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

3 TALLANT AVENUE, SORRENTO, VIC

Indicative selling price

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

Price Range:

1,100,000 to 1,200,000

Median sale price

Median price

\$1,300,000

House

X

Unit


Suburb

SORRENTO

Period

01 April 2017 to 31 March 2018

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
6 MOROTAI ST, SORRENTO, VIC 3943	\$1,110,000	08/04/2018
45 WESTMORE AVE, SORRENTO, VIC 3943	*\$1,350,000	15/02/2018
2 MALABAR PL, SORRENTO, VIC 3943	\$1,300,000	07/02/2018