

STATEMENT OF INFORMATION

789 MELBOURNE ROAD, SORRENTO, VIC 3943

PREPARED BY 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  6  4  2

Sale Price

\$1,800,000

Sale Date: 28/03/2017

Distance from Property: 45m



202 OCEAN BEACH RD, SORRENTO, VIC 3943  4  3  4

Sale Price

\$2,800,000

Sale Date: 22/02/2017

Distance from Property: 489m



736 MELBOURNE RD, SORRENTO, VIC 3943  3  2  2

Sale Price

\$1,950,000

Sale Date: 22/02/2017

Distance from Property: 572m



This report has been compiled on 11/10/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - 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

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Indicative selling price

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

Median sale price

Median price \$1,240,000

House

Unit

Suburb SORRENTO

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

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