KAY&BURTON

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 4 Jol Including suburb and postcode

4 John Bertram Drive, Sorrento Vic 3943

Indicative selling price

Period - From 01/10/2016

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

Range betweer	\$835,000		&	\$900,000					
Median sale price									
Median price	\$1,354,000	House	х	Unit	Suburb	Sorrento			
Г	1			-					

Source REIV

Comparable property sales (*Delete A or B below as applicable)

to

30/09/2017

A* 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.

Add	Address of comparable property		Date of sale
1	6 Denby Av SORRENTO 3943	\$945,000	18/11/2017
2	1 Forrest Av SORRENTO 3943	\$865,000	24/06/2017
3	5 Tallant Av SORRENTO 3943	\$860,000	24/11/2017

OR

B* 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.

Account - Kay & Burton | P: 03 5984 4744 | F: 03 5984 0133

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

