

## 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  
Including suburb and  
postcode

4 John Bertram Drive, Sorrento Vic 3943

#### Indicative selling price

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

Range between

\$835,000

&

\$900,000

#### Median sale price

Median price

\$1,354,000

House

X

Unit

Suburb

Sorrento

Period - From

01/10/2016

to

30/09/2017

Source

REIV

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

**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.

	Address of comparable property	Price	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.