

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

5 Aviemore Close, Sorrento Vic 3943

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,515,000 Property Type House Suburb Sorrento

Period - From 01/10/2018 to 30/09/2019 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 Tuckey St SORRENTO 3943	\$1,510,000	17/07/2019
2	3 Cassiope Ct SORRENTO 3943	\$1,430,000	17/07/2019
3	11 Lady Nelson Dr SORRENTO 3943	\$1,345,000	19/09/2019

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.~~

This Statement of Information was prepared on:

02/12/2019 10:17



 3  2  2

Property Type: House (Res)
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending September 2019: \$1,515,000

Comparable Properties



6 Tuckey St **SORRENTO 3943 (REI/VG)**

Agent Comments

 4  2  2

Price: \$1,510,000
Method: Private Sale
Date: 17/07/2019
Property Type: House
Land Size: 700 sqm approx



3 Cassiope Ct **SORRENTO 3943 (REI/VG)**

Agent Comments

 4  2  2

Price: \$1,430,000
Method: Private Sale
Date: 17/07/2019
Rooms: 6
Property Type: House
Land Size: 785 sqm approx



11 Lady Nelson Dr **SORRENTO 3943 (REI/VG)**

Agent Comments

 4  2  2

Price: \$1,345,000
Method: Private Sale
Date: 19/09/2019
Property Type: House
Land Size: 809 sqm approx