# 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	5 Aviemore Close, Sorrento Vic 3943
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,515,000	Pro	perty 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.

Ad	dress 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











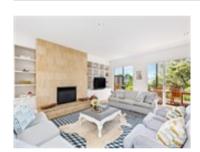


Property Type: House (Res) Land Size: 1000 sqm approx

**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)





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



3 Cassiope Ct SORRENTO 3943 (REI/VG)





Price: \$1,430,000 Method: Private Sale Date: 17/07/2019

Rooms: 6

Property Type: House Land Size: 785 sqm approx Agent Comments



11 Lady Nelson Dr SORRENTO 3943 (REI/VG)



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

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