

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



112 HURSTWOOD ROAD, SORRENTO, VIC 🕮 4 🕒 -







Indicative Selling Price

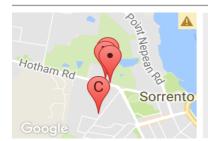
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

1,250,000 to 1,350,000

Provided by: Mark Prentice, Prentice Real Estate Rye

MEDIAN SALE PRICE



SORRENTO, VIC, 3943

Suburb Median Sale Price (House)

\$1,250,000

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.



16 BOSTON CRT, SORRENTO, VIC 3943







Sale Price

\$1,600,000

Sale Date: 23/01/2017

Distance from Property: 120m





10 BOSTON CRT, SORRENTO, VIC 3943









Sale Price

***\$930,000**

Sale Date: 26/09/2017

Distance from Property: 86m





34 NORMANBY RD, SORRENTO, VIC 3943









Sale Price

\$1,352,000

Sale Date: 08/01/2017

Distance from Property: 461m



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	112 HURSTWOOD ROAD, SORRENTO, VIC 3943
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Indicative selling price

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Price Range: 1,250,000 to 1,350,000

Median sale price

Median price	\$1,250,000	House	X	Unit		Suburb	SORRENTO
Period	01 October 2016 to 30 September 2017			Sour	се	p	ricefinder

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
16 BOSTON CRT, SORRENTO, VIC 3943	\$1,600,000	23/01/2017
10 BOSTON CRT, SORRENTO, VIC 3943	*\$930,000	26/09/2017
34 NORMANBY RD, SORRENTO, VIC 3943	\$1,352,000	08/01/2017

