

## 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

19 Shirley Avenue Sorrento VIC 3943

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$935,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,465,000

Property type

House

Suburb

Sorrento

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

### 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 6 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

21 Cambridge Wynd Sorrento VIC 3943	\$1,100,000	17-Jan-20
120 Hotham Road Sorrento VIC 3943	\$1,025,000	11-Nov-19
13 Mission Street Sorrento VIC 3943	\$1,100,000	19-Jan-20

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 6 months.~~

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**21 Cambridge Wynd Sorrento VIC 3943**

3 1 2

Sold Price **\$1,100,000** Sold Date **17-Jan-20**

Distance **1.24km**

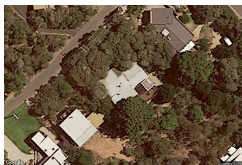


**120 Hotham Road Sorrento VIC 3943**

4 - -

Sold Price **\$1,025,000** Sold Date **11-Nov-19**

Distance **1.42km**



**13 Mission Street Sorrento VIC 3943**

4 2 -

Sold Price **\$1,100,000** Sold Date **19-Jan-20**

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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