

## 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 OXFORD ROAD 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

\$2,800,000

&

\$2,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,453,000

Property type

House

Suburb

Sorrento

Period-from

01 Sep 2021

to

31 Aug 2022

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

28 OXFORD ROAD SORRENTO VIC 3943	\$2,600,000	30-Apr-22
42 OSSETT STREET SORRENTO VIC 3943	\$2,840,000	27-Aug-22
22 SEABIRD WAY PORTSEA VIC 3944	\$2,955,000	29-Mar-22

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.~~

This Statement of Information was prepared on: 20 September 2022

James Hallahan  
M 0434517572  
E james@whitefoxrealestate.com.au



**28 OXFORD ROAD SORRENTO VIC 3943** Sold Price **\$2,600,000** Sold Date **30-Apr-22**

4 2 2

Distance **0.08km**



**42 OSSETT STREET SORRENTO VIC 3943** Sold Price <sup>RS</sup> **\$2,840,000** <sup>UN</sup> Sold Date **27-Aug-22**

5 3 2

Distance **0.63km**



**22 SEABIRD WAY PORTSEA VIC 3944** Sold Price **\$2,955,000** Sold Date **29-Mar-22**

3 2 2

Distance **1.13km**

**RS** = Recent sale **UN** = Undisclosed Sale

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