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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

76 Lady Nelson Drive Sorrento VIC 3943

3 2 -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,395,000 & \$1,495,000

### Median Sale Price

\$1,310,000 Houses in Sorrento between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**6 Cassiope Court Sorrento VIC 3943**

4 2 2

Sold Price **\$1,500,000**

Sold Date **04-Mar-18**

Distance **0.19km**



**34 Erlandsen Avenue Sorrento VIC 3943**

3 2 2

Sold Price **\$1,475,000**

Sold Date **13-Dec-17**

Distance **0.28km**



**9 Lady Nelson Drive Sorrento VIC 3943**

3 2 2

Sold Price **\$1,407,500**

Sold Date **09-Feb-18**

Distance **0.3km**

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