

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

2/36 Hotham Road, Sorrento Vic 3943

Indicative selling price

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

Single price \$1,020,000

Median sale price

Median price \$1,700,000

Property Type Unit

Suburb Sorrento

Period - From 28/01/2024

to 27/01/2025

Source Property Data

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.~~

	Address of comparable property	Price	Date of sale
1	25/3360 Point Nepean Rd SORRENTO 3943	\$1,000,000	14/11/2024
2			
3			

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:

28/01/2025 10:55



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,020,000

Median Unit Price
28/01/2024 - 27/01/2025: \$1,700,000

Comparable Properties



25/3360 Point Nepean Rd SORRENTO 3943 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,000,000
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment
Land Size: 7042 sqm approx

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.

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