

## 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

47 Lady Nelson Drive 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

\$1,425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

Other

Suburb

Sorrento

Period-from

01 Apr 2020

to

31 Mar 2021

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

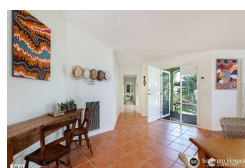
Date of sale

7 Netherby Place Sorrento VIC 3943	\$1,650,000	13-Feb-21
26 Pekina Square Sorrento VIC 3943	\$1,653,000	06-Nov-20
26 Yatala Court Sorrento VIC 3943	\$1,515,000	22-Nov-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.~~

This Statement of Information was prepared on: 08 April 2021



**7 Netherby Place Sorrento VIC 3943**

 5  2  4

Sold Price **\$1,650,000** Sold Date **13-Feb-21**

Distance **0.24km**



**26 Pekina Square Sorrento VIC 3943**

 3  2  2

Sold Price **\$1,653,000** Sold Date **06-Nov-20**

Distance **0.76km**



**26 Yatala Court Sorrento VIC 3943**

 4  2  3

Sold Price **\$1,515,000** Sold Date **22-Nov-20**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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