

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 6 Roscius Place, Sorrento, VIC 3943

Indicative selling price

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

Price Range \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Sorrento (3943)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

Comparable property sales

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
16 DENBY AVENUE, SORRENTO VIC 3943	\$1,760,000	14/05/2022
792 MELBOURNE ROAD, SORRENTO VIC 3943	\$1,800,000	23/03/2022
49 WESTMORE AVENUE, SORRENTO VIC 3943	\$1,900,000	19/02/2022

This Statement of Information was prepared on: 15/08/2022