

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

4 Hill Street Sorrento VIC 3943

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,465,000

Property type

House

Suburb

Sorrento

Period-from

01 Feb 2019

to

31 Jan 2020

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

11 Aviemore Close Sorrento VIC 3943	\$1,200,000	30-Oct-19
50 Coppin Road Sorrento VIC 3943	\$1,190,000	24-Nov-19
13 Cambridge Wynd Sorrento VIC 3943	\$1,175,000	21-Oct-19

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.~~

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11 Aviemore Close Sorrento VIC 3943

Sold Price **\$1,200,000** Sold Date **30-Oct-19**

3 2 3

Distance **0.69km**



50 Coppin Road Sorrento VIC 3943

Sold Price ^{RS} **\$1,190,000** ^{UN} Sold Date **24-Nov-19**

3 2 2

Distance **0.73km**



13 Cambridge Wynd Sorrento VIC 3943

Sold Price **\$1,175,000** Sold Date **21-Oct-19**

3 2 3

Distance **1.9km**

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

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