

## **STATEMENT OF INFORMATION**

31 HISKENS STREET, SORRENTO, VIC 3943

PREPARED BY MARK PRENTICE, PRENTICE REAL ESTATE RYE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 HISKENS STREET, SORRENTO, VIC**



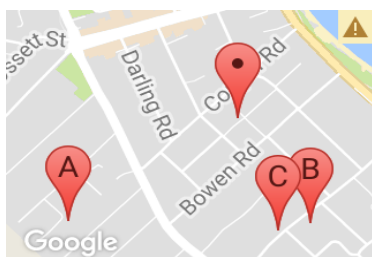
**Indicative Selling Price**

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

**Price Range: \$985,000 to \$1,025,000**

Provided by: Mark Prentice, Prentice Real Estate Rye

## MEDIAN SALE PRICE



**SORRENTO, VIC, 3943**

**Suburb Median Sale Price (House)**

**\$1,220,000**

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**9 SULLIVAN ST, SORRENTO, VIC 3943**



**Sale Price**

**Price Withheld**

Sale Date: 02/11/2017

Distance from Property: 661m



**41 ST PAULS RD, SORRENTO, VIC 3943**



**Sale Price**

**\$1,140,000**

Sale Date: 24/06/2017

Distance from Property: 445m



**48 ST PAULS RD, SORRENTO, VIC 3943**



**Sale Price**

**\$1,185,000**

Sale Date: 15/04/2017

Distance from Property: 422m



This report has been compiled on 27/11/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

31 HISKENS STREET, SORRENTO, VIC 3943

Indicative selling price

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

Price Range:

\$985,000 to \$1,025,000

Median sale price

Median price

\$1,220,000

House

X

Unit


Suburb

SORRENTO

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
9 SULLIVAN ST, SORRENTO, VIC 3943	Price Withheld	02/11/2017
41 ST PAULS RD, SORRENTO, VIC 3943	\$1,140,000	24/06/2017
48 ST PAULS RD, SORRENTO, VIC 3943	\$1,185,000	15/04/2017