

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

11/234-238 Ocean Beach Road 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

Sorrento

Period-from

01 Jan 2020

to

31 Dec 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

3/15 Morce Avenue Sorrento VIC 3943	\$570,000	01-Jan-20
5/3375 Point Nepean Road Sorrento VIC 3943	\$550,000	06-Jul-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: 19 January 2021



3/15 Morce Avenue Sorrento VIC 3943

 2  1  1

Sold Price **\$570,000** Sold Date **01-Jan-20**

Distance **0.83km**



5/3375 Point Nepean Road Sorrento VIC 3943

 2  2  2

Sold Price **\$550,000** Sold Date **06-Jul-20**

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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