

## 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 44 Park Road, Sorrento VIC 3943

### Indicative selling price

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

Single Price \$1,910,000

### Median sale price

Median price \$1,870,000 Property type House Suburb Sorrento VIC 3943

Period - From 01/06/2021 to 31/05/2021 Source CoreLogic

### 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
11 Shirley Avenue, Sorrento VIC 3943	\$1,837,000	22/05/2021
6 Parkside Street, Sorrento VIC 3943	\$2,215,000	31/07/2021
14 Wilby Street, Sorrento VIC 3943	\$1,920,000	24/08/2021

This Statement of Information was prepared on: 11/09/2021