

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

23 PACIFIC AVENUE 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

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,975,000

Property type

House

Suburb

Sorrento

Period-from

01 Dec 2023

to

30 Nov 2024

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

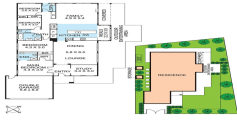
Date of sale

2 NETHERBY PLACE SORRENTO VIC 3943	\$1,622,500	03-Jul-24
60 OCEAN ROAD BLAIRGOWRIE VIC 3942	\$1,685,000	20-Oct-24
24 SHIRLEY AVENUE SORRENTO VIC 3943	\$2,050,000	01-Sep-24

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: 12 December 2024


**2 NETHERBY PLACE SORRENTO
VIC 3943**
 4  2  2

Sold Price \$1,622,500 Sold Date 03-Jul-24
Distance 0.8km

**60 OCEAN ROAD BLAIRGOWRIE
VIC 3942**
 4  2  2

Sold Price \$1,685,000 Sold Date 20-Oct-24
Distance 1.24km

**24 SHIRLEY AVENUE SORRENTO
VIC 3943**
 4  2  2

Sold Price \$2,050,000 Sold Date 01-Sep-24
Distance 1.98km
RS = Recent sale
UN = Undisclosed Sale

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