

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

6 FORREST 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

or range
between

\$1,800,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,362,500

Property type

House

Suburb

Sorrento

Period-from

01 Aug 2021

to

31 Jul 2022

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 FORREST AVENUE SORRENTO VIC 3943	\$1,900,000	23-Nov-21
747 MELBOURNE ROAD SORRENTO VIC 3943	\$2,220,000	20-Mar-22

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: 01 August 2022



**11 FORREST AVENUE SORRENTO
VIC 3943**

3 2 2

Sold Price **\$1,900,000** Sold Date **23-Nov-21**

Distance **0.07km**



**747 MELBOURNE ROAD
SORRENTO VIC 3943**

3 1 2

Sold Price **\$2,220,000** Sold Date **20-Mar-22**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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