

## 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 13 Queens 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)

Range between \$1,700,000 & \$1,870,000

### Median sale price

Median price \$1,900,000 Property type House Suburb Sorrento VIC 3943

Period - From 01/07/2020 to 30/06/2021 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 |
|--------------------------------------|-------------|--------------|
| 6 Parkside Street, Sorrento VIC 3943 | \$2,215,000 | 31/07/2021   |
| 10 Exeter Close, Sorrento VIC 3943   | \$2,171,000 | 16/09/2021   |
| 11 St Pauls Road, Sorrento VIC 3943  | \$2,500,000 | 03/09/2021   |

This Statement of Information was prepared on: 20/09/2021