

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 Newton 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

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,067,500

Property type

House

Suburb

Sorrento

Period-from

01 Feb 2021

to

31 Jan 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

16 Newton Avenue Sorrento VIC 3943	\$3,084,000	17-Oct-21
11 St Pauls Road Sorrento VIC 3943	\$2,500,000	03-Sep-21

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.

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Timothy Breadmore

M 0418565263

E tim@prenticerealestate.com.au



16 Newton Avenue Sorrento VIC 3943

Sold Price **\$3,084,000** Sold Date **17-Oct-21**

3 1 -

Distance **0.1km**



11 St Pauls Road Sorrento VIC 3943

Sold Price **\$2,500,000** Sold Date **03-Sep-21**

3 2 -

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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