

## 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

2 Boston Court Sorrento VIC 3943

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Sorrento

Period-from

01 Jul 2019

to

30 Jun 2020

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

27 George Street Sorrento VIC 3943	\$1,095,000	17-Jun-20
15 Sullivan Street Sorrento VIC 3943	\$1,100,000	16-Mar-20

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: 29 July 2020


**27 George Street Sorrento VIC  
3943**
 3
  1
  2

 Sold Price <sup>RS</sup> **\$1,095,000** Sold Date **17-Jun-20**

 Distance **0.77km**

**15 Sullivan Street Sorrento VIC  
3943**
 3
  2
  1

 Sold Price **\$1,100,000** Sold Date **16-Mar-20**

 Distance **1.42km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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