

## 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

52-54 Ossett Street 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

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,000,000

Property type

House

Suburb

Sorrento

Period-from

01 Dec 2020

to

30 Nov 2021

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 14 Wilby Street Sorrento VIC 3943   | \$1,920,000 | 24-Aug-21 |
| 13 Queens Road Sorrento VIC 3943    | \$2,165,000 | 30-Oct-21 |
| 12 Cambridge Wynd Sorrento VIC 3943 | \$2,500,000 | 18-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.~~

This Statement of Information was prepared on: 03 December 2021



**14 Wilby Street Sorrento VIC 3943**

Sold Price

<sup>RS</sup>

**\$1,920,000**

Sold Date

**24-Aug-21**



3



2



1

Distance

**0.15km**



**13 Queens Road Sorrento VIC 3943**

Sold Price

<sup>RS</sup>

**\$2,165,000**

<sup>UN</sup>

Sold Date

**30-Oct-21**



3



2



1

Distance

**0.36km**



**12 Cambridge Wynd Sorrento VIC 3943**

Sold Price

**\$2,500,000**

Sold Date

**18-Sep-21**



5



3



1

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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