

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

11 RONALD 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

\$1,850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Sorrento

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

755 MELBOURNE ROAD SORRENTO VIC 3943	\$1,885,000	25-Feb-25
20 WILBY STREET SORRENTO VIC 3943	\$1,875,000	14-Mar-25
12 RODMAR COURT SORRENTO VIC 3943	\$1,800,000	20-Feb-25

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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**755 MELBOURNE ROAD
SORRENTO VIC 3943**

4 2 2

Sold Price **\$1,885,000** Sold Date **25-Feb-25**

Distance **0.19km**

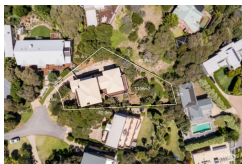


**20 WILBY STREET SORRENTO VIC
3943**

4 2 2

Sold Price **\$1,875,000** Sold Date **14-Mar-25**

Distance **0.96km**



**12 RODMAR COURT SORRENTO
VIC 3943**

4 2 2

Sold Price **\$1,800,000** Sold Date **20-Feb-25**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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