

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 4 Banksia Grove, Sorrento VIC 3943

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,650,000 Property type House Suburb Sorrento VIC 3943

Period - From 01/01/2020 to 31/12/2020 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 |
|--|-------------|--------------|
| 1 3 Fiona Court, Blairgowrie VIC 3942 (Land) | \$761,000 | 30/11/2020 |
| 2 19-21 Pacific Avenue, Sorrento VIC 3943 | \$1,905,000 | 31/01/2021 |
| 3 635 Melbourne Road, Sorrento VIC 3943 | \$1,280,000 | 20/11/2020 |

This Statement of Information was prepared on: 29/03/2021