

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 33 Lady Nelson Drive, Sorrento Vic 3943

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

Median sale price

Median price \$1,415,000 Property Type House Suburb Sorrento

Period - From 01/07/2019 to 30/06/2020 Source REIV

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 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	36 Lister Av SORRENTO 3943	\$2,625,000	23/07/2020
2	13 Salonika St SORRENTO 3943	\$2,300,000	15/05/2020
3	44 Queens Rd SORRENTO 3943	\$2,250,000	30/05/2020

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 six months.~~

This Statement of Information was prepared on: 07/10/2020 10:50



5 3 3

Property Type: House
Land Size: 794 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
Year ending June 2020: \$1,415,000

Comparable Properties



36 Lister Av SORRENTO 3943 (REI/VG)

Agent Comments

4 3 2

Price: \$2,625,000
Method: Private Sale
Date: 23/07/2020
Rooms: 7
Property Type: House (Res)
Land Size: 753 sqm approx



13 Salonika St SORRENTO 3943 (REI)

Agent Comments

4 3 2

Price: \$2,300,000
Method: Private Sale
Date: 15/05/2020
Rooms: 7
Property Type: House
Land Size: 1969 sqm approx



44 Queens Rd SORRENTO 3943 (REI/VG)

Agent Comments

4 3 2

Price: \$2,250,000
Method: Private Sale
Date: 30/05/2020
Property Type: House (Res)
Land Size: 553 sqm approx