

# 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

27 Park Road, Sorrento Vic 3943

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,515,000 Property Type House Suburb Sorrento

Period - From 01/10/2018 to 30/09/2019 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 | 38 Erlandsen Av SORRENTO 3943  | \$1,220,000 | 14/11/2019   |
| 2 | 50 Coppin Rd SORRENTO 3943     | \$1,190,000 | 24/11/2019   |
| 3 | 32 Heather Av SORRENTO 3943    | \$1,140,000 | 01/08/2019   |

**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:

06/01/2020 11:41



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 990 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending September 2019: \$1,515,000

## Comparable Properties



**38 Erlandsen Av SORRENTO 3943 (REI)**

Agent Comments

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**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 14/11/2019  
**Property Type:** House  
**Land Size:** 803 sqm approx



**50 Coppin Rd SORRENTO 3943 (REI)**

Agent Comments

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**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 24/11/2019  
**Property Type:** House (Res)  
**Land Size:** 1030 sqm approx



**32 Heather Av SORRENTO 3943 (REI/VG)**

Agent Comments

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**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 01/08/2019  
**Property Type:** House  
**Land Size:** 764 sqm approx