

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

2-4 Ozone 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

or range
between

\$2,500,000

&

\$2,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Sorrento

Period-from

01 Dec 2018

to

30 Nov 2019

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

8 Capri Grove Sorrento VIC 3943	\$2,810,000	07-Dec-19
9 Sullivan Street Sorrento VIC 3943	\$2,900,000	19-Nov-19

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: 13 December 2019



8 Capri Grove Sorrento VIC 3943

Sold Price

\$2,810,000

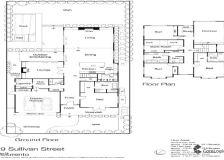
Sold Date

07-Dec-19

 4  3  4

Distance

0.52km



9 Sullivan Street Sorrento VIC 3943

Sold Price

\$2,900,000

Sold Date

19-Nov-19

 5  3  2

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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