

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 | 33 Park Road, Sorrento Vic 3943 |
|----------------------|---------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$1,100,000 | & | \$1,200,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,393,000 | Hou | se X | Unit | | Suburb | Sorrento |
|---------------|-------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/01/2017 | to | 31/12/2017 | | Source | REIV | |

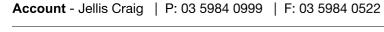
Comparable property sales (*Delete A or B below as applicable)

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-------------|--------------|
| 1 | 22 Queens Rd SORRENTO 3943 | \$1,190,000 | 25/10/2017 |
| 2 | 10 Wilby St SORRENTO 3943 | \$1,180,000 | 07/09/2017 |
| 3 | 1 william buckley Way SORRENTO 3943 | \$1,152,500 | 10/01/2018 |

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.







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Rooms:

Property Type: Land Land Size: 689 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending December 2017: \$1,393,000

Comparable Properties



22 Queens Rd SORRENTO 3943 (REI/VG)





Price: \$1,190,000 Method: Private Sale Date: 25/10/2017

Rooms: -

Property Type: House Land Size: 760 sqm approx **Agent Comments**



10 Wilby St SORRENTO 3943 (REI/VG)







Price: \$1,180,000 Method: Private Sale Date: 07/09/2017

Rooms: -

Property Type: House (Res) Land Size: 742 sqm approx

Agent Comments



1 william buckley Way SORRENTO 3943 (REI)

Price: \$1,152,500 Method: Private Sale Date: 10/01/2018

Rooms: -

Property Type: House (Res) Land Size: 797 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522





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