

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 Park Road, Sorrento Vic 3943
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**Indicative selling price**

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

Range between	\$1,100,000	&	\$1,200,000
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**Median sale price**

Median price	\$1,393,000	House	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.

	Address 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.~~



4   2   2

**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)**

**Agent Comments**

3   2   2

**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 25/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 760 sqm approx



10 Wilby St **SORRENTO 3943 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 07/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 742 sqm approx



1 William Buckley Way **SORRENTO 3943 (REI)**

**Agent Comments**

5   2   2

**Price:** \$1,152,500  
**Method:** Private Sale  
**Date:** 10/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 797 sqm approx