

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**112 HURSTWOOD ROAD, SORRENTO, VIC** 4 - -

### Indicative Selling Price

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

**Price Range: 1,250,000 to 1,350,000**

Provided by: Mark Prentice, Prentice Real Estate Rye

## MEDIAN SALE PRICE



**SORRENTO, VIC, 3943**

Suburb Median Sale Price (House)

**\$1,250,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**16 BOSTON CRT, SORRENTO, VIC 3943** 4 - -

Sale Price

**\$1,600,000**

Sale Date: 23/01/2017

Distance from Property: 120m



**10 BOSTON CRT, SORRENTO, VIC 3943** 3 1 1

Sale Price

**\*\$930,000**

Sale Date: 26/09/2017

Distance from Property: 86m



**34 NORMANBY RD, SORRENTO, VIC 3943** 3 3 2

Sale Price

**\$1,352,000**

Sale Date: 08/01/2017

Distance from Property: 461m



This report has been compiled on 13/10/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

112 HURSTWOOD ROAD, SORRENTO, VIC 3943

### Indicative selling price

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Price Range: 1,250,000 to 1,350,000

### Median sale price

Median price \$1,250,000

House

Unit

Suburb SORRENTO

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

### Comparable property sales

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 |
|------------------------------------|-------------|--------------|
| 16 BOSTON CRT, SORRENTO, VIC 3943  | \$1,600,000 | 23/01/2017   |
| 10 BOSTON CRT, SORRENTO, VIC 3943  | *\$930,000  | 26/09/2017   |
| 34 NORMANBY RD, SORRENTO, VIC 3943 | \$1,352,000 | 08/01/2017   |