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	23 Lady Nelson Drive, Sorrento Vic 3943

Indicative selling price

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

Single price $1,695,000

Median sale price

Median price $2,100,000 Property Type House Suburb Sorrento

Period - From 01/04/2023 to 31/03/2024 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	60 Lady Nelson Dr SORRENTO 3943	$1,825,000	14/12/2023
2	4 Marbray Cl SORRENTO 3943	$1,800,000	15/03/2024
3	42 Timaru Cl SORRENTO 3943	$1,665,000	26/12/2023

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: 14/05/2024 16:26

23 Lady Nelson Drive, Sorrento Vic 3943



4 2 2

Property Type: House
Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price
$1,695,000
Median House Price
Year ending March 2024: $2,100,000

Comparable Properties



60 Lady Nelson Dr SORRENTO 3943 (REI/VG)

4 3 2

Price: $1,825,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 785 sqm approx

Agent Comments



4 Marbray Cl SORRENTO 3943 (REI)

4 2 2

Price: $1,800,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 806 sqm approx

Agent Comments



42 Timaru Cl SORRENTO 3943 (REI/VG)

4 3 2

Price: $1,665,000
Method: Private Sale
Date: 26/12/2023
Property Type: House
Land Size: 788 sqm approx

Agent Comments

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

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