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	38 St Pauls Road, Sorrento Vic 3943

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

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

Period - From 01/10/2023 to 30/09/2024 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	1 King St SORRENTO 3943	$1,750,000	17/09/2024
2	26 Hiskens St SORRENTO 3943	$1,850,000	13/09/2024
3	57 Ossett St SORRENTO 3943	$1,850,000	24/07/2024

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: 21/10/2024 15:34

38 St Pauls Road, Sorrento Vic 3943



2 1

Property Type: Residential House
Land Size: 914 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
Year ending September 2024: $2,100,000

Comparable Properties



1 King St SORRENTO 3943 (REI)

3 2 4

Price: $1,750,000
Method: Private Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 1402 sqm approx

Agent Comments



26 Hiskens St SORRENTO 3943 (REI)

3 1 2

Price: $1,850,000
Method: Private Sale
Date: 13/09/2024
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

57 Ossett St SORRENTO 3943 (VG)

2 - -

Price: $1,850,000
Method: Sale
Date: 24/07/2024
Property Type: House (Res)
Land Size: 982 sqm approx

Agent Comments

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

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