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<br>Including suburb and postcode | 28 Holyrood Avenue, Sorrento Vic 3943 |

## Indicative selling price

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

Range between $1,750,000 & $1,800,000

## Median sale price

Median price $1,850,000 Property Type House Suburb Sorrento

Period - From 01/01/2024 to 31/12/2024 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 | 38 St Pauls Rd SORRENTO 3943 | $1,800,000 | 30/10/2024 |
| 2 | | | |
| 3 | | | |

**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: 22/01/2025 16:13

# 28 Holyrood Avenue, Sorrento Vic 3943



2 1 1

**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 879 sqm approx. sqm approx

Agent Comments

**Indicative Selling Price**
$1,750,000 - $1,800,000
**Median House Price**
Year ending December 2024: $1,850,000

## Comparable Properties



**38 St Pauls Rd SORRENTO 3943 (REI)**

2 1 -

**Price:** $1,800,000
**Method:** Private Sale
**Date:** 30/10/2024
**Property Type:** House
**Land Size:** 914 sqm approx

Agent Comments

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.

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

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