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	14 Marbray Close, Sorrento VIC 3943

Indicative selling price

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

Range between $2,250,000 & $2,400,000

Median sale price

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

Period - From 07/09/2024 to 06/03/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Lanoma Pl, Sorrento Vic	$2,500,000	07/02/2025
40 Calcutta St, Sorrento Vic	$2,175,000	18/02/2025
10 Pekina Sq, Sorrento Vic	$2,150,000	15/10/2024

This Statement of Information was prepared on: 07/03/2025