

# 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

10 Kerferd Avenue, Sorrento Vic 3943

### Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

### Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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 | 20 Heather Av SORRENTO 3943    | \$1,600,000 | 23/11/2023   |
| 2 | 52 Bowen Rd SORRENTO 3943      | \$1,505,000 | 16/10/2023   |
| 3 | 9 Russell Cr SORRENTO 3943     | \$1,400,000 | 19/03/2024   |

**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:

09/04/2024 11:39



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**Property Type:** Residential House  
**Land Size:** 582 sqm approx. sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,540,000  
**Median House Price**  
 Year ending December 2023: \$2,100,000

## Comparable Properties



**20 Heather Av SORRENTO 3943 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 23/11/2023  
**Property Type:** House  
**Land Size:** 649 sqm approx



**52 Bowen Rd SORRENTO 3943 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,505,000  
**Method:** Private Sale  
**Date:** 16/10/2023  
**Property Type:** House  
**Land Size:** 692 sqm approx



**9 Russell Cr SORRENTO 3943 (REI)**

Agent Comments

3   1   -

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** House  
**Land Size:** 767 sqm approx

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