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

15 Tarakan Street, Sorrento Vic 3943

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$2,100,000	Pro	operty Type	Hou	se		Suburb	Sorrento
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	20 Heather Av SORRENTO 3943	\$1,600,000	23/11/2023
2	10 Kerferd Av SORRENTO 3943	\$1,463,000	14/04/2024
3	769 Melbourne Rd SORRENTO 3943	\$1,460,000	20/03/2024

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:

26/04/2024 14:25









Property Type: House Land Size: 704 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending March 2024: \$2,100,000

Comparable Properties



20 Heather Av SORRENTO 3943 (REI/VG)



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

10 Kerferd Av SORRENTO 3943 (REI)

Agent Comments

Agent Comments





Price: \$1,463,000 Method: Private Sale Date: 14/04/2024 Property Type: House Land Size: 582 sqm approx

769 Melbourne Rd SORRENTO 3943 (REI)



Agent Comments



Price: \$1,460,000 Method: Private Sale Date: 20/03/2024 Property Type: House Land Size: 762 sqm approx

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





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