

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,550,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	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



2
 2
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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)

Agent Comments

4
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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

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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

3
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 1

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

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