

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 41 Westmore Avenue, Sorrento, VIC 3943

Indicative selling price

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

Single price or range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,200,000 Property type House Suburb SORRENTO
Period - From 15/02/2023 to 14/02/2024 Source price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the 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
1	34 Westmore Avenue Sorrento Vic 3943	\$1,915,000	20/11/2023
2	32 Yatala Court Sorrento Vic 3943	\$1,900,000	28/09/2023
3	2 Pericles Court Sorrento Vic 3943	\$2,030,000	03/10/2023

This Statement of Information was prepared on: 15/02/2024

