

## 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

12 DURHAM PLACE SORRENTO VIC 3943

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,775,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

Land

Suburb

Sorrento

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

57 OSSETT STREET SORRENTO VIC 3943	\$1,850,000	24-Jul-24
110 BACK BEACH ROAD PORTSEA VIC 3944	\$1,950,000	07-Jul-24
54 PARK ROAD SORRENTO VIC 3943	\$2,050,000	22-May-24

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 6 months.~~

This Statement of Information was prepared on: 18 September 2024



**57 OSSETT STREET SORRENTO  
VIC 3943**

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Sold Price **\$1,850,000** Sold Date **24-Jul-24**

Distance **0.65km**



**110 BACK BEACH ROAD PORTSEA  
VIC 3944**

3 2 3

Sold Price **\$1,950,000** Sold Date **07-Jul-24**

Distance **1.92km**



**54 PARK ROAD SORRENTO VIC  
3943**

3 2 3

Sold Price <sup>RS</sup> **\$2,050,000** <sup>UN</sup> Sold Date **22-May-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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