

RT Edgar

STATEMENT OF INFORMATION

01 August 2018

Property offered for sale

10 Russell Crescent, Sorrento, Victoria, 3943

Indicative selling price

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

Range between \$995,000.00 & \$1,094,500.00

Median sale price

Median price	\$1,300,000.00	House	X	Unit	Suburb	Sorrento, Victoria, 3943
Period - From	June 2017	to	May 2018	Source	CoreLogic RP Data	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Portsea estate agent and Patricia Ellis-Jones consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 19 Shirley Avenue, Sorrento, Victoria, 3943	\$1,265,000.00	28-May-2018
2 822 Melbourne Road, Sorrento, Victoria, 3943	\$1,100,000.00	15-Jan- 2018
3 26 Calcutta Street, Sorrento, Victoria, 3943	\$1,050,000.00	15-Jan-2018