

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Laurette Avenue San Remo VIC 3925

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

San Remo

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

35 Mako Drive San Remo VIC 3925

\$336,000

02-Feb-20

23 Laurette Avenue San Remo VIC 3925

\$390,000

17-Feb-20

16 Elevation Crescent San Remo VIC 3925

\$325,500

31-Oct-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 July 2020



35 Mako Drive San Remo VIC 3925 Sold Price **\$336,000** Sold Date **02-Feb-20**

 -  -  -

Distance **0.04km**



23 Laurette Avenue San Remo VIC 3925 Sold Price **\$390,000** Sold Date **17-Feb-20**

 -  -  -

Distance **0.09km**



16 Elevation Crescent San Remo VIC 3925 Sold Price **\$325,500** Sold Date **31-Oct-19**

 -  -  -

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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Date of sale

35 Mako Drive San Remo VIC 3925	\$336,000	02-Feb-20
23 Laurette Avenue San Remo VIC 3925	\$390,000	17-Feb-20
26 Mako Drive San Remo VIC 3925	\$307,500	10-Dec-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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35 Mako Drive San Remo VIC 3925 Sold Price **\$336,000** Sold Date **02-Feb-20**



Distance **0.06km**



23 Laurette Avenue San Remo VIC 3925 Sold Price **\$390,000** Sold Date **17-Feb-20**



Distance **0.11km**



26 Mako Drive San Remo VIC 3925 Sold Price **\$307,500** Sold Date **10-Dec-19**



Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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