

# 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 or locality and postcode

24 Mako Drive, San Remo, Vic 3925
-----------------------------------

### 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 

\$305,000
-----------

 or range between \$\* 

--

 & \$ 

--

### Median sale price

Median price 

\$ 308,000
------------

 Property type 

Land
------

 Suburb 

San Remo
----------

Period - From 

1 Oct 2019
------------

 to 

30 Sep 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
1 21 Mako Drive San Remo VIC 3925	\$305,000	05 Oct 2020
2 26 Mako Drive San Remo VIC 3925	\$307,500	10 Dec 2019
3 35 Mako Drive San Remo VIC 3925	\$336,000	02 Feb 2020

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: 

8 <sup>th</sup> October 2020
------------------------------