

# 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

McCarthy Street, 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 \$\* or range between \$700,000 & \$770,000

### Median sale price

Median price \$336,000 Property type Land Suburb San Remo

Period - From 01 May 2020 to 30 Apr 2021 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
128-130 Shetland Heights Road San Remo VIC 3925	\$560,000	25-Oct-20
132-134 Shetland Heights Road San Remo VIC 3925	\$530,000	29-Jun-20
32-34 Boys Home Road Newhaven VIC 3925	\$300,000	26-Feb-21

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: 18 May 2021



128-130 Shetland Heights Road San Remo VIC 3925

Sold Price \$560,000 Sold Date 25-Oct-20



Distance 0.87km



132-134 Shetland Heights Road San Remo VIC 3925

Sold Price \$530,000 Sold Date 29-Jun-20



Distance 0.93km



32-34 Boys Home Road Newhaven VIC 3925

Sold Price \$300,000 Sold Date 26-Feb-21



Distance 2.7km

RS = Recent sale

UN = Undisclosed Sale

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