

# 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

Lot 175 Stage 6, Island View Estate, Phillip Island Road, San Remo, 3925
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### 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 \$440,000 & \$480,000

### Median sale price

Median price \$ 368,500 Property type Land Suburb San Remo

Period - From 01 Jan 2020 to 31 Dec 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
Lot 173 Deena Place, San Remo VIC 3925	\$445,000	17 Jan 2022
Lot 174 <u>Deena Place, San Remo VIC 3925</u>	\$462,500	17 Jan 2022

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: 25 January 2022

# 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

Lots 167,178,185,186 Stage 6, Island View Estate, Phillip Island Road, 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 \$400,000 & \$440,000

### Median sale price

Median price \$ 368,500 Property type Land Suburb San Remo

Period - From 01 Jan 2020 to 31 Dec 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
Lot 171 Deena Place, San Remo VIC 3925	\$415,000	15 May 2021
Lot 172 Deena Place San Remo VIC 3925	\$384,000	15 May 2021
6 Moondara Drive, San Remo VIC 3925	\$440,000	2 Sept 2021

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: 25 January, 2022

# 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

Lot 162, Stage 6, Island View Estate, Phillip Island Road, 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

\$475,000

&

\$522,000

### Median sale price

Median price

\$ 368,500

Property type

Land

Suburb

San Remo

Period - From

01 Jan 2020

to

31 Dec 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

Address of comparable property	Price	Date of sale
1 Lot 173 Deena Place, San Remo VIC 3925	\$445,000	17 Jan 2022
2 Lot 174 Deena Place San Remo VIC 3925	\$462,500	17 Jan 2022

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: 25 January, 2022