## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered for sale							
Including s locality and	1 -	e 6, Island View E	state, Ph	illip Island R	oad, San	Remo, 3925		
Indicative s	elling price							
For the meanin	g of this price see cons	umer.vic.gov.au/uı	nderquoti	ng (*Delete :	single prid	ce or range a	s applicable)	
Sir	gle price	or range	between	\$440,000		&	\$480,000	
Median sale	price	il						
Median price	\$ 368,500	Property type	Land	4	Suburb	San Remo		
Period - From	01 Jan 2020 to	31 Dec 2021	Source	Corelogic				
Comparable property sales (*Delete A or B below as applicable)								
	are the three propertie agent or agent's repres							
Address of co	mparable property				Price		Date of sale	
Lot 173 Deena Place, San Remo VIC 3925				\$445,0	00	17 Jan 2022		
Lot 174 Deena	Place, San Remo VIC	3925			\$462,5	00	17 Jan 2022	
						-		
OR								
	tate agent or agent's re old within five kilometre					three compa	rable properties	
		This Statement of	of Informat	ion was prepa	red on: 25	5 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	7,178,185,186 Stage 6, Island View Estate	, Phillip Island Road,	San Remo, Vic 3925				
Indicative selling price							
For the meaning of this price see of	consumer.vic.gov.au/underquoting (*Delete	e single price or rang	je as applicable)				
Single price	or range between \$400,000	&	\$440,000				
Median sale price							
Median price \$ 368,500	Property type Land	Suburb San Ren	10				
Period - From 01 Jan 2020	to 31 Dec 2021 Source Corelogic		# F				
A* These are the three prope	s (*Delete A or B below as application of the properties sold within five kilometres of the proper sentative considers to be most comparation.)	perty for sale in the la					
Address of comparable property	у	Price	Date of sale				
Lot 171 Deena Place, San Remo	VIC 3925	\$415,000	15 May 2021				
Lot 172 Deena Place San Remo V	\$384,000	15 May 2021					
6 Moondara Drive, San Remo VIC	\$440,000	2 Sept 2021					
OR							
	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 prep	pared 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 Ro	ad, San Remo, Vi	c 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 \$475,000	&	\$522,000					
Median sale price								
Median price \$ 368,500 Property type	Land	Suburb San Rem	0					
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					
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 prepare	ed on: 25 January, 2	2022					

