# 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

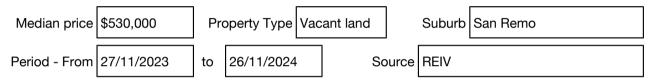
33 Penniwells Drive, San Remo Vic 3925

### Indicative selling price

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i or the meaning or this	price 300 0	onsumer.vic.gov.au/	underquoting

Single price \$470,000

#### Median sale price



### 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	10 Longfin Cr SAN REMO 3925	\$495,000	13/08/2024
2	60 Earlshall Dr SAN REMO 3925	\$530,000	15/07/2024
3	25 Penniwells Dr SAN REMO 3925	\$515,000	17/08/2023

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:

27/11/2024 11:00

