

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 and
postcode

8 CAPELLA COURT SAN REMO VIC 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

House

Suburb

San Remo

Period-from

01 Dec 2022

to

30 Nov 2023

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

7 SCOUT COURT SAN REMO VIC 3925	\$640,000	05-Oct-22
60 PANORAMA DRIVE SAN REMO VIC 3925	\$735,000	13-Sep-23
25 LAURETTE AVENUE SAN REMO VIC 3925	\$800,000	18-Jul-23

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 December 2023



7 SCOUT COURT SAN REMO VIC 3925

Sold Price

\$640,000

Sold Date

05-Oct-22


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Distance

0.12km


60 PANORAMA DRIVE SAN REMO VIC 3925

Sold Price

\$735,000

Sold Date

13-Sep-23


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Distance

0.57km


25 LAURETTE AVENUE SAN REMO VIC 3925

Sold Price

^{RS} **\$800,000** ^{UN}

Sold Date

18-Jul-23


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Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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