

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 33 Paterson Drive, San Remo Vic 3925
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$475,000

Median sale price

Median price \$530,000 Property Type Vacant land Suburb San Remo

Period - From 24/12/2023 to 23/12/2024 Source Property Data

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	3 Evening Star Rise SAN REMO 3925	\$465,000	27/10/2023
2	21 Norling Way SAN REMO 3925	\$469,950	05/09/2023
3	16 Moondara Dr SAN REMO 3925	\$460,000	21/08/2023

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: 24/12/2024 09:25