

# 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

18 Verdino Terrace, San Remo Vic 3925

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$629,000

### Median sale price

Median price \$480,000 Property Type Vacant land Suburb San Remo

Period - From 30/06/2022 to 29/06/2023 Source REIV

### 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	7 Scout Ct SAN REMO 3925	\$640,000	05/10/2022
2	58 Earlsall Dr SAN REMO 3925	\$630,000	21/01/2022
3	41 Phillip Island Rd SAN REMO 3925	\$615,000	13/11/2022

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:

30/06/2023 16:36