

# 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 27 Phillip Island Road, 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](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$850,000

### Median sale price

Median price \$532,500 Property Type Vacant land Suburb San Remo

Period - From 13/07/2023 to 12/07/2024 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	25 Bunya Dr CAPE WOOLAMAI 3925	\$1,050,000	15/07/2023
2	25 Laurette Av SAN REMO 3925	\$800,000	22/03/2023
3	13 Earlshall Dr SAN REMO 3925	\$786,000	05/01/2024

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: 13/07/2024 12:58