Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$520,000

Property	offered	for sale
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Address	10 Longfin Crescent, 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	\$500,000	&	\$550,000
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Median sale price

Median price	\$532,500	Pro	perty Type	Vacant land		Suburb	San Remo
Period - From	10/07/2023	to	09/07/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

20 Flathead Ct SAN REMO 3925

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.

Add	dress of comparable property	Price	Date of sale
1	12 Earlshall Dr SAN REMO 3925	\$550,000	24/05/2024
2	6 Earlshall Dr SAN REMO 3925	\$550,000	22/08/2023

OR

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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:	10/07/2024 15:11



04/05/2023











Property Type: Land Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Land Price** 10/07/2023 - 09/07/2024: \$532,500

Comparable Properties



12 Earlshall Dr SAN REMO 3925 (REI)





Price: \$550,000 Method: Private Sale Date: 24/05/2024 Property Type: Land Land Size: 609 sqm approx **Agent Comments**

6 Earlshall Dr SAN REMO 3925 (VG)

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Price: \$550,000 Method: Sale Date: 22/08/2023 Property Type: Land Land Size: 599 sqm approx Agent Comments



20 Flathead Ct SAN REMO 3925 (VG)



Price: \$520.000 Method: Sale Date: 04/05/2023 Property Type: Land Land Size: 533 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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