

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

10 Longfin Crescent, San Remo Vic 3925

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$532,500 Property 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)

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.

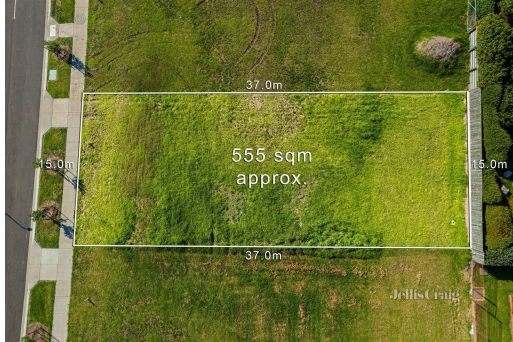
	Address of comparable property	Price	Date of sale
1	12 Earlsall Dr SAN REMO 3925	\$550,000	24/05/2024
2	6 Earlsall Dr SAN REMO 3925	\$550,000	22/08/2023
3	20 Flathead Ct SAN REMO 3925	\$520,000	04/05/2023

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:

10/07/2024 15:11



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)

Agent Comments



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

6 Earlshall Dr SAN REMO 3925 (VG)

Agent Comments



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



20 Flathead Ct SAN REMO 3925 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 04/05/2023
Property Type: Land
Land Size: 533 sqm approx

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