

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 and
postcode

3/5 WYNNE ROAD SAN REMO VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$788,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

San Remo

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

1/90 BACK BEACH ROAD SAN REMO VIC 3925	\$685,000	24-Mar-22
1/11 FOWLER GROVE NEWHAVEN VIC 3925	\$770,000	01-Mar-22
66B OCEAN REACH CAPE WOOLAMAI VIC 3925	\$750,000	04-Jun-22

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: 17 April 2023

**1/90 BACK BEACH ROAD SAN
REMO VIC 3925**

2 2 1

Sold Price **\$685,000** Sold Date **24-Mar-22**Distance **0.26km****1/11 FOWLER GROVE NEWHAVEN
VIC 3925**

4 2 1

Sold Price **\$770,000** Sold Date **01-Mar-22**Distance **1.57km****66B OCEAN REACH CAPE
WOOLAMAI VIC 3925**

3 2 3

Sold Price **\$750,000** Sold Date **04-Jun-22**Distance **3.71km****RS** = Recent sale **UN** = Undisclosed Sale

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