

# 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

109/17 Potters Hill Road, San Remo Vic 3925

### Indicative selling price

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

Single price \$199,000

### Median sale price

Median price \$395,000

Property Type Unit

Suburb San Remo

Period - From 05/09/2021

to

04/09/2022

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 | 427/17 Potters Hill Rd SAN REMO 3925 | \$265,000 | 30/03/2022   |
| 2 | 355/17 Potters Hill Rd SAN REMO 3925 | \$230,000 | 22/05/2022   |
| 3 | 204/17 Potters Hill Rd SAN REMO 3925 | \$210,000 | 01/11/2021   |

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:

05/09/2022 12:48