Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3 Viking Avenue, San Remo Vic 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$530,000		&		\$550,000					
Median sale p	rice									
Median price	\$530,000	Pro	operty Type	Vac	ant land		Suburb	San Remo		
Period - From	09/08/2023	to	08/08/2024		So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	62 Earlshall Dr SAN REMO 3925	\$530,000	06/07/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

09/08/2024 11:50









Property Type: Land **Land Size:** 579 sqm approx Agent Comments Indicative Selling Price \$530,000 - \$550,000 Median Land Price 09/08/2023 - 08/08/2024: \$530,000

Comparable Properties



62 Earlshall Dr SAN REMO 3925 (REI)



Price: \$530,000 Method: Private Sale Date: 06/07/2024 Property Type: Land Land Size: 531 sqm approx Agent Comments

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 eighteen months.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044

propertydata



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