

# 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

3 Viking Avenue, 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)

Range between

\$530,000

&

\$550,000

### Median sale price

Median price

\$530,000

Property Type

Vacant land

Suburb

San Remo

Period - From

09/08/2023

to

08/08/2024

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 eighteen 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	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)**

Agent Comments



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

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**