

# 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 9 The Broadway, San Remo Vic 3925  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$910,000 Property Type House Suburb San Remo

Period - From 19/02/2024 to 18/02/2025 Source Property Data

### 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	35a Anderson St SAN REMO 3925	\$2,300,000	25/11/2024
2	104-106 Shetland Heights Rd SAN REMO 3925	\$3,100,000	27/05/2024
3	96 Shetland Heights Rd SAN REMO 3925	\$1,800,000	02/02/2024

**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: 19/02/2025 14:53