

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5-7 Golf Club Drive, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$295,000

Property Type Vacant land

Suburb San Remo

Period - From 05/07/2020

to

04/07/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/07/2021 14:15

5-7 Golf Club Drive, San Remo Vic 3925

**McGrath**

James Moss

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Land Price**

05/07/2020 - 04/07/2021: \$295,000



**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4019 sqm approx

Agent Comments

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613