

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 and
postcode

17 BONWICK AVENUE SAN REMO VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

San Remo

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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

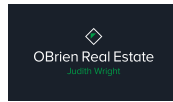
Date of sale

14 PANORAMA DRIVE SAN REMO VIC 3925	\$1,585,000	24-Feb-23
16 HALCYON AVENUE SAN REMO VIC 3925	\$1,250,000	13-Sep-22
14 BONWICK AVENUE SAN REMO VIC 3925	\$1,200,000	09-May-22

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: 24 May 2023



OBrien Real Estate Judith Wright

M 03 5952 5100

E sales.cowes@obre.com.au



14 PANORAMA DRIVE SAN REMO VIC 3925

3 2 2

Sold Price

\$1,585,000

Sold Date

24-Feb-23

Distance

0.3km



16 HALCYON AVENUE SAN REMO VIC 3925

5 3 4

Sold Price

\$1,250,000

Sold Date

13-Sep-22

Distance

0.53km



14 BONWICK AVENUE SAN REMO VIC 3925

4 2 2

Sold Price

\$1,200,000

Sold Date

09-May-22

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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