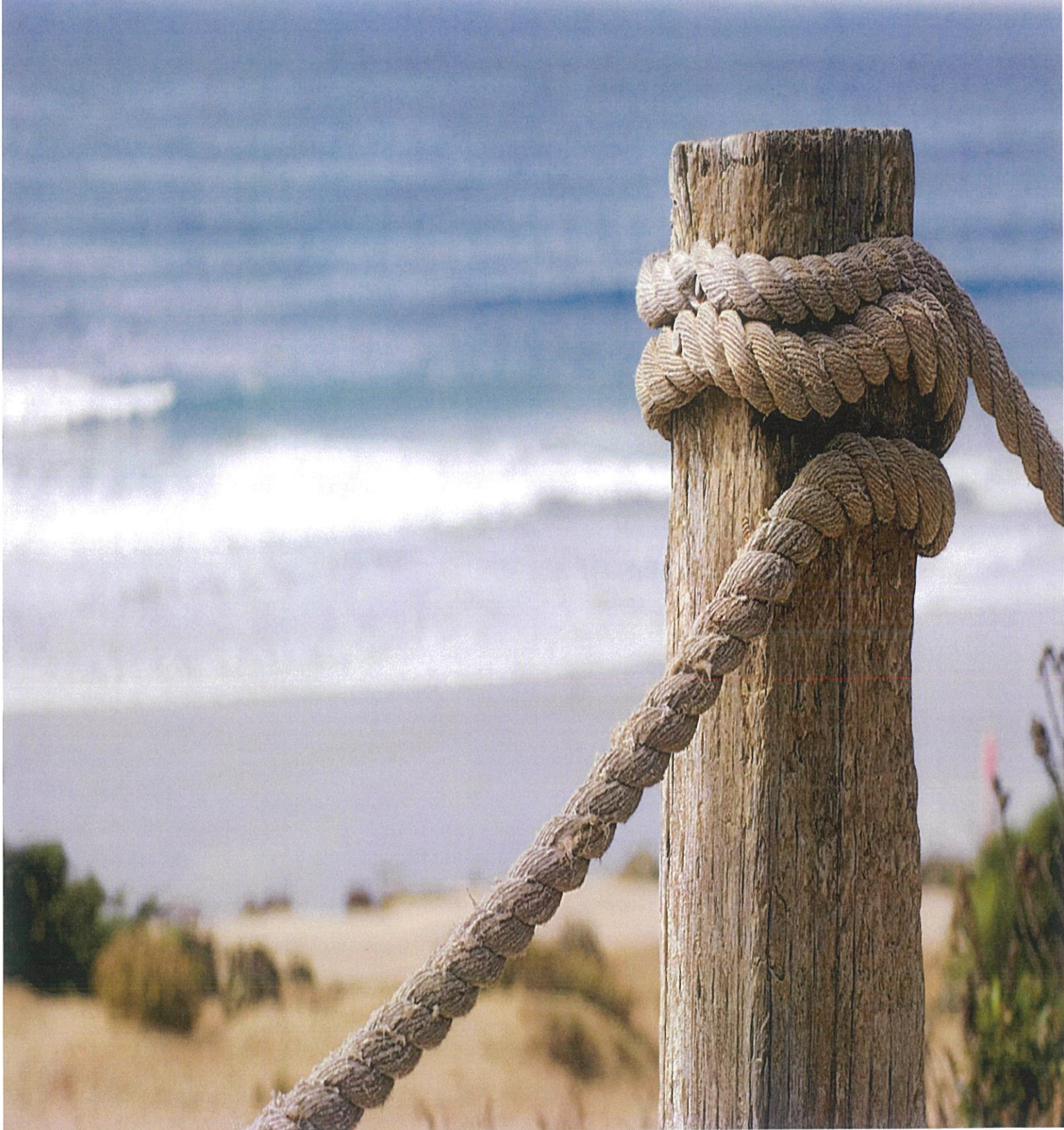


STATEMENT OF INFORMATION

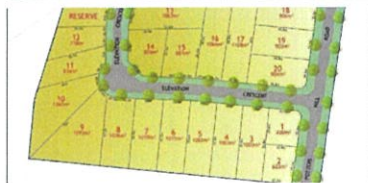
LOT 10, 70 POTTERS HILL ROAD, SAN REMO, VIC 3925

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 10, 70 POTTERS HILL ROAD, SAN

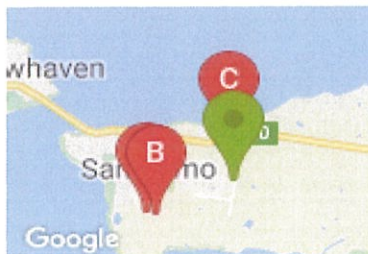


Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$349,000**

MEDIAN SALE PRICE



SAN REMO, VIC, 3925

Suburb Median Sale Price (Vacant Land)

\$312,450

01 October 2018 to 30 September 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



45 PENNIWELLS DR, SAN REMO, VIC 3925



Sale Price

\$299,000

Sale Date: 23/01/2019

Distance from Property: 1.2km



38 PENNIWELLS DR, SAN REMO, VIC 3925

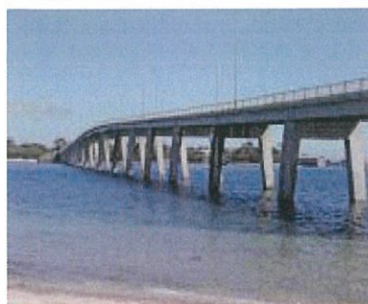


Sale Price

\$364,900

Sale Date: 02/02/2019

Distance from Property: 1.1km



23 LAURETTE AVE, SAN REMO, VIC 3925



Sale Price

\$370,000

Sale Date: 24/02/2019

Distance from Property: 572m



This report has been compiled on 13/12/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

LOT 10, 70 POTTERS HILL ROAD, SAN REMO, VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$349,000

Median sale price

Median price

\$312,450

Property type

Vacant Land

Suburb

SAN REMO

Period

01 October 2018 to 30 September 2019

Source

 pricefinder

Comparable property sales

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
45 PENNIWELLS DR, SAN REMO, VIC 3925	\$299,000	23/01/2019
38 PENNIWELLS DR, SAN REMO, VIC 3925	\$364,900	02/02/2019
23 LAURETTE AVE, SAN REMO, VIC 3925	\$370,000	24/02/2019

This Statement of Information was prepared

13/12/2019