

# 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

7 Capella Court, San Remo Vic 3925

### Indicative selling price

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

Single price

\$499,000

### Median sale price

Median price

\$515,000

Property Type

Vacant land

Suburb

San Remo

Period - From

26/03/2024

to

25/03/2025

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	24 Earlsall Dr SAN REMO 3925	\$515,000	16/01/2025
2	8 Capella Ct SAN REMO 3925	\$525,000	14/12/2024
3	8 Verdino Tce SAN REMO 3925	\$550,000	23/04/2024

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:

26/03/2025 11:37