

STATEMENT OF INFORMATION

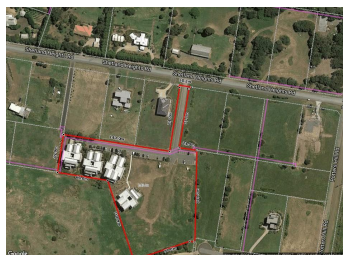
29/126 SHETLAND HEIGHTS ROAD, SAN REMO, VIC 3925

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29/126 SHETLAND HEIGHTS ROAD, SAN



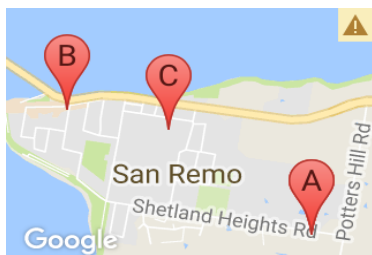
Indicative Selling Price

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

Single Price: **\$290,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



SAN REMO, VIC, 3925

Suburb Median Sale Price (Unit)

\$345,000

01 October 2016 to 30 September 2017

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.



126 SHETLAND HEIGHTS RD, SAN REMO, VIC



Sale Price

Price Withheld

Sale Date: 16/09/2017

Distance from Property: 0m



2/129 MARINE PDE, SAN REMO, VIC 3925



Sale Price

\$340,000

Sale Date: 11/02/2017

Distance from Property: 1.8km



21/33 GENISTA ST, SAN REMO, VIC 3925



Sale Price

\$405,000

Sale Date: 26/06/2017

Distance from Property: 1.2km



This report has been compiled on 25/10/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

29/126 SHETLAND HEIGHTS ROAD, SAN REMO, VIC 3925

Indicative selling price

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

Single Price:

\$290,000

Median sale price

Median price

\$345,000

House

Unit

X

Suburb

SAN REMO

Period

01 October 2016 to 30 September 2017

Source



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
126 SHETLAND HEIGHTS RD, SAN REMO, VIC 3925	Price Withheld	16/09/2017
2/129 MARINE PDE, SAN REMO, VIC 3925	\$340,000	11/02/2017
21/33 GENISTA ST, SAN REMO, VIC 3925	\$405,000	26/06/2017