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

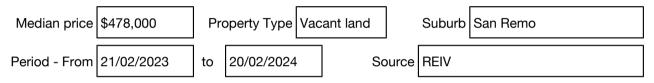
3 Farmore Street, San Remo Vic 3925

Indicative selling price

	For the	meaning	of this	price see	consumer.vi	c.gov.a	u/under	quoting
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Single price \$659,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	16 Pike St SAN REMO 3925	\$750,000	22/11/2022
2	60 Panorama Dr SAN REMO 3925	\$735,000	10/10/2023
3	7 Scout Ct SAN REMO 3925	\$640,000	05/10/2022

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:

21/02/2024 10:00

