



STATEMENT OF INFORMATION

8 EDGAR ROAD, SAN REMO, VIC 3925

PREPARED BY BETH LYNCH, JUDITH WRIGHT STOCKDALE & LEGGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 EDGAR ROAD, SAN REMO, VIC 3925

3 1 1

Indicative Selling Price

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

\$429,000

Provided by: Beth Lynch, Judith Wright Stockdale & Leggo

SUBURB MEDIAN



SAN REMO, VIC, 3925

Suburb Median Sale Price (House)

\$468,125

01 April 2016 to 31 March 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.



3 WYNNE RD, SAN REMO, VIC 3925

3 2 1

Sale Price

\$425,000

Sale Date: 13/07/2016

Distance from Property: 86m



16 KEAM CRES, SAN REMO, VIC 3925

3 2 3

Sale Price

\$375,000

Sale Date: 16/04/2016

Distance from Property: 365m



1 THE BDWY, SAN REMO, VIC 3925

3 2 1

Sale Price

\$421,200

Sale Date: 21/01/2016

Distance from Property: 612m



This report has been compiled on 06/06/2017 by Judith Wright Stockdale & Leggo. 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 8 EDGAR ROAD, SAN REMO, VIC 3925

Indicative selling price

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

Single Price / Range \$429,000

Median sale price

Median price \$468,125 House ☒ Unit ☐ Suburb SAN REMO
Period 01 April 2016 to 31 March 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
3 WYNNE RD, SAN REMO, VIC 3925	\$425,000	13/07/2016
16 KEAM CRES, SAN REMO, VIC 3925	\$375,000	16/04/2016
1 THE BDWY, SAN REMO, VIC 3925	\$421,200	21/01/2016