

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 and
postcode

24 POTTERS HILL ROAD SAN REMO VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$988,000

&

\$1,080,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

San Remo

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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

4 NORFOLK RISE SAN REMO VIC 3925	\$1,200,000	14-Dec-22
16 LONGFIN CRESCENT SAN REMO VIC 3925	\$1,100,000	05-Mar-23
28 HALCYON AVENUE SAN REMO VIC 3925	\$1,040,000	24-Jan-23

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: 29 May 2023


4 NORFOLK RISE SAN REMO VIC 3925

Sold Price

\$1,200,000

Sold Date

14-Dec-22


4



2



2

Distance

0.04km

16 LONGFIN CRESCENT SAN REMO VIC 3925

Sold Price

\$1,100,000

Sold Date

05-Mar-23


4



2



4

Distance

1.15km

28 HALCYON AVENUE SAN REMO VIC 3925

Sold Price

\$1,040,000

Sold Date

24-Jan-23


4



2



2

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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