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

	38B BERGIN	GROVE	SAN	REMO	VIC 3925
--	------------	-------	-----	------	----------

Indicative selling price

Period-from

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

Single Price		or range between	\$575,000	&	\$615,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$870,000	Property type	Other	Suburb	San Remo			

31 Dec 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2024

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.

to

Address of comparable property	Price	Date of sale
6 PARK ROAD SAN REMO VIC 3925	\$670,000	25-Sep-23
7 EDGAR ROAD SAN REMO VIC 3925	\$690,000	05-Dec-24
7 WYNNE ROAD SAN REMO VIC 3925	\$685,000	04-Nov-24

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: 25 January 2025



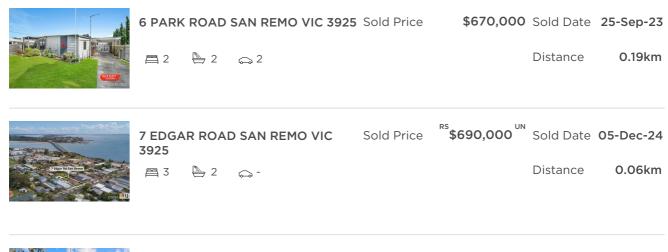
Corelogic

consumer.vic.gov.au



Stockdale Leggo Phillip Island San Remo M 0385834701

E phillipisland@stockdaleleggo.com.au



~	7 WYNNE ROAD SAN REMO VIC 3925			Sold Price	\$685,000	Sold Date 04-Nov-24	
建设法理	่ ☐ 3	1	Ģ1			Distance	0.16km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.