

# 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

1 Viking Avenue, San Remo Vic 3925

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,099,000

### Median sale price

Median price

\$1,027,500

Property Type

House

Suburb

San Remo

Period - From

18/11/2022

to

17/11/2023

Source

REIV

### 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 6 Viking Av SAN REMO 3925      | \$1,250,000 | 27/04/2023   |
| 2 | 30 Penniwells Dr SAN REMO 3925 | \$1,200,000 | 23/06/2023   |
| 3 | 16 Longfin Cr SAN REMO 3925    | \$1,150,000 | 05/03/2023   |

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:

18/11/2023 14:33