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	

Indicative selling price

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

Single price \$999,000

Median sale price

Median price \$8	865,000	Pro	perty Type	House		Suburb	San Remo
Period - From 07	7/11/2024	to	06/11/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	74 Woolamai Beach Rd CAPE WOOLAMAI 3925	\$985,000	18/07/2025
2	6b Elevation Cr SAN REMO 3925	\$1,120,000	19/06/2025
3	48 Back Beach Rd SAN REMO 3925	\$1,100,000	05/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/11/2025 16:00

