Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

36 Longfin Crescent, San Remo Vic 3925
3

Indicative selling price

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

narige between \$420,000 & \$450,000	Range between	\$420,000	&	\$450,000
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Median sale price

Median price	\$430,000	Pro	perty Type	Vacant land	k	Suburb	San Remo
Period - From	22/09/2024	to	21/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Flounder Rd SAN REMO 3925	\$463,500	07/01/2025
2	11 Longfin Cr SAN REMO 3925	\$432,000	07/05/2024
3	9 Flounder Rd SAN REMO 3925	\$440,000	30/04/2024

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:	22/09/2025 09:08

