

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

38a Bergin Grove, San Remo Vic 3925

Indicative selling price

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

Range between \$465,000 & \$495,000

Median sale price

Median price \$420,000 Property Type Vacant land Suburb San Remo

Period - From 22/11/2024 to 21/11/2025 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 | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 24 Moondara Dr SAN REMO 3925 | \$450,000 | 19/06/2025 |
| 2 | 7 Flounder Rd SAN REMO 3925 | \$463,500 | 07/01/2025 |
| 3 | 10 Longfin Cr SAN REMO 3925 | \$495,000 | 13/08/2024 |

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:

22/11/2025 15:51