Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address	44a Genista Street, San Remo Vic 3925
Including suburb or	
locality and postcode	

Indicative selling price

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

&	\$985,000
	&

Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	San Remo
Period - From	03/10/2024	to	02/10/2025		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

	aress of comparable property	1 1100	Date of Sale
1	34 Panorama Dr SAN REMO 3925	\$925,500	01/07/2025
2	11 Flounder Rd SAN REMO 3925	\$975,000	28/04/2025
3	20 Genista St SAN REMO 3925	\$970,000	11/03/2025

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:	03/10/2025 08:43



Date of sale