Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8 Mary Grove, San Remo Vic 3925	
Including suburb or		
locality and postcode		

Indicative selling price

Property offered for sale

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

Single price \$695,000

Median sale price

Median price	\$505,000	Pro	perty Type	Vaca	nt land		Suburb	San Remo
Period - From	30/10/2022	to	29/10/2023		S	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.

Ad	dress of comparable property	Price	Date of sale
1	60 Panorama Dr SAN REMO 3925	\$735,000	10/10/2023
2	7 Scout Ct SAN REMO 3925	\$640,000	05/10/2022
3	20 Mary Gr SAN REMO 3925	\$585,000	30/05/2022

OR

E* 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:	30/10/2023 10:45



Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	10 Mary Grove, 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

Single price \$695,000

Median sale price

Median price	\$505,000	Pro	perty Type	Vac	ant land		Suburb	San Remo
Period - From	30/10/2022	to	29/10/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1b Oceanview Dr SAN REMO 3925	\$663,500	02/05/2022
2	7 Scout Ct SAN REMO 3925	\$640,000	05/10/2022
3	20 Mary Gr SAN REMO 3925	\$585,000	30/05/2022

OR

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: 30/10/2
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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	12 Mary Grove, 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

Single price \$695,000

Median sale price

Median price	\$505,000	Pro	perty Type	Vacant land		Suburb	San Remo
Period - From	30/10/2022	to	29/10/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	1b Oceanview Dr SAN REMO 3925	\$663,500	02/05/2022
2	7 Scout Ct SAN REMO 3925	\$640,000	05/10/2022
3	20 Mary Gr SAN REMO 3925	\$585,000	30/05/2022

OR

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:	00/40/0000 40-40
This statement of information was prepared on.	30/10/2023 10:49



Property offered for sale

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality and postcode	14 Mary Grove, San Remo Vic 3925
Indicative selling price	;e
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

Median sale price

Single price \$695,000

Median price	\$505,000	Pro	perty Type	Vacant land		Suburb	San Remo
Period - From	30/10/2022	to	29/10/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	1b Oceanview Dr SAN REMO 3925	\$663,500	02/05/2022
2	7 Scout Ct SAN REMO 3925	\$640,000	05/10/2022
3	20 Mary Gr SAN REMO 3925	\$585,000	30/05/2022

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.

30/10/2023 10:50



Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb or locality and postcode	16 Mary Grove, San Remo Vic 3925

Indicative selling price

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

Single price \$695,000

Median sale price

Median price	\$505,000	Pro	perty Type	Vacant land		Suburb	San Remo
Period - From	30/10/2022	to	29/10/2023	Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	1b Oceanview Dr SAN REMO 3925	\$663,500	02/05/2022
2	7 Scout Ct SAN REMO 3925	\$640,000	05/10/2022
3	20 Mary Gr SAN REMO 3925	\$585,000	30/05/2022

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:	30/10/2023 11:01



Property offered for sale

Period - From 30/10/2022

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

		18 Mary Grove, San Remo Vic 3925						
Including sub								
locality and pos	icode							
Indicative selling	ng price							
For the meaning of	of this price see	consumer.vic.go	ov.au/underquo	ting				
Single price	\$695,000							
Median sale pri	ice							
Median price	505,000	Property Type	Vacant land	Suburb	San Remo			

Comparable property sales (*Delete A or B below as applicable)

29/10/2023

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	1b Oceanview Dr SAN REMO 3925	\$663,500	02/05/2022
2	7 Scout Ct SAN REMO 3925	\$640,000	05/10/2022
3	20 Mary Gr SAN REMO 3925	\$585,000	30/05/2022

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:	30/10/2023 11:12
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Source

REIV

