

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

8 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

Property 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.

	Address 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

~~**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 10:45

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
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10 Mary Grove, San Remo Vic 3925

Indicative selling price

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Single price \$695,000

Median sale price

Median price \$505,000

Property Type Vacant land

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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 10:47

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb or
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12 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

Property Type Vacant land

Suburb San Remo

Period - From 30/10/2022

to

29/10/2023

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This Statement of Information was prepared on:

30/10/2023 10:49

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Address
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14 Mary Grove, San Remo Vic 3925

Indicative selling price

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Single price \$695,000

Median sale price

Median price \$505,000

Property Type Vacant land

Suburb San Remo

Period - From 30/10/2022

to 29/10/2023

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This Statement of Information was prepared on:

30/10/2023 10:50

Statement of Information

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Address
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16 Mary Grove, San Remo Vic 3925

Indicative selling price

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Median sale price

Median price \$505,000

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This Statement of Information was prepared on:

30/10/2023 11:01

Statement of Information

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Address
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18 Mary Grove, San Remo Vic 3925

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Median sale price

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This Statement of Information was prepared on:

30/10/2023 11:12