

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 and
postcode

10/6 Sapphire View San Remo VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,250

Property type

Unit

Suburb

San Remo

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

349/17 Potters Hill Road San Remo VIC 3925	\$238,000	14-Apr-21
359/17 Potters Hill Road San Remo VIC 3925	\$240,000	26-Apr-21
359/17 Potters Hill Road San Remo VIC 3925	\$240,000	26-Apr-21

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: 17 September 2021



349/17 Potters Hill Road San Remo VIC 3925

Sold Price

\$238,000

Sold Date

14-Apr-21

 2

 1

 1

Distance

1.07km



359/17 Potters Hill Road San Remo VIC 3925

Sold Price

\$240,000

Sold Date

26-Apr-21

 2

 1

 1

Distance

1.07km



Sold Price

Sold Date

26-Apr-21

 2

 1

 1

Distance

1.07km



7/33-37 Genista Street San Remo VIC 3925

Sold Price

\$344,000

Sold Date

01-Jul-20

 2

 2

 1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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