

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

10 SHETLAND HEIGHTS ROAD, SAN REMO, 3925
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Indicative selling price

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

Single price or range between \$1,100,000 & \$1,190,000

Median sale price

Median price \$ 1,087,700 Property type HOUSE Suburb SAN REMO

Period - From 1 MAY 2023 to 30 APR 2024 Source Realestate.com.au

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
44 Laurette Avenue San Remo VIC 3925	\$1,150,000	16/04/2024
4 Oceanview Drive, San Remo VIC 3925	\$1,120,000	02/02/2024
21 Laurette Avenue San Remo VIC 3925	\$1,350,000	06/10/2023

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: 29 May, 2024