

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

15 HALCYON AVENUE, 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

\$850,000

or range between

\$

&

\$

Median sale price

Median price

\$ 915,000

Property type

HOUSE

Suburb

SAN REMO

Period - From

1 JUNE 2023

to

31 MAY 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

1 MIRIAM COURT, SAN REMO VIC 3925	\$880,000	05/03/2024
73 PANORAMA DRIVE, SAN REMO VIC 3925	\$860,000	02/02/2024
8-10 BACK BEACH ROAD, SAN REMO VIC 3925	\$800,000	01/12/2023

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:

14th June, 2024