

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

39A Genista Street, 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

\$580,000

 or range between \$

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 & \$

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Median sale price

Median price

\$ 550,000

 Property type

Unit

 Suburb

San Remo

Period - From

1 Dec 2022

 to

30 Nov 2023

 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
6/1 Wonthaggi Crescent San Remo VIC 3925	\$615,000	30 Jun 2023
18/33-37 Genista Street San Remo VIC 3925	\$622,000	27 Jul 2023
13/33-37 Genista Street San Remo VIC 3925	\$650,000	20 Jul 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:

4 December 2023
