

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

4A ELEVATION CRESCENT 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

or range
between

\$710,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$942,500

Property type

House

Suburb

San Remo

Period-from

01 May 2023

to

30 Apr 2024

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

40 SHETLAND HEIGHTS ROAD SAN REMO VIC 3925	\$830,000	17-Nov-23
8-10 BACK BEACH ROAD SAN REMO VIC 3925	\$800,000	31-Oct-23
3 WYNNE ROAD SAN REMO VIC 3925	\$780,000	18-Oct-23

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: 11 May 2024



**40 SHETLAND HEIGHTS ROAD
SAN REMO VIC 3925**

3 2 2

Sold Price **\$830,000** Sold Date **17-Nov-23**

Distance **1.21km**



**8-10 BACK BEACH ROAD SAN
REMO VIC 3925**

3 1 2

Sold Price **\$800,000** Sold Date **31-Oct-23**

Distance **1.53km**



**3 WYNNE ROAD SAN REMO VIC
3925**

3 2 2

Sold Price **\$780,000** Sold Date **18-Oct-23**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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