

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

7 Capella Court, San Remo Vic 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$575,000

Median sale price

Median price \$496,500

Property Type Vacant land

Suburb San Remo

Period - From 21/05/2023

to 20/05/2024

Source REIV

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	4 Trevally Rd SAN REMO 3925	\$592,000	04/12/2023
2	18 Verdino Tce SAN REMO 3925	\$570,000	17/08/2023
3	8 Verdino Tce SAN REMO 3925	\$550,000	23/04/2024

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:

21/05/2024 10:35