

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

UNIT 1, 1 WONTHAGGI CRESCENT, SAN REMO, 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

\$645,000

&

\$685,000

Median sale price

Median price

\$ 608,500

Property type

TOWNHOUSE

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, 3925	\$615,000	30/06/2023
11/33-37 GENISTA STREET, SAN REMO, 3925	\$595,000	23/10/2023
13/33-37 GENISTA STREET, SAN REMO, 3925	\$650,000	20/07/2023

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:

14 December 2023