

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

16 PIKE 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 or range between \$740,000 & \$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$590,000 Property type Land Suburb San Remo

Period-from 01 Oct 2021 to 30 Sep 2022 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
29 PANORAMA DRIVE SAN REMO VIC 3925	\$950,000	08-May-22
17 EARLSHALL DRIVE SAN REMO VIC 3925	\$880,000	22-Feb-22
58 PANORAMA DRIVE SAN REMO VIC 3925	\$712,500	20-Feb-22

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: 27 October 2022



**29 PANORAMA DRIVE SAN REMO
VIC 3925**

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Sold Price **\$950,000** Sold Date **08-May-22**

Distance **0.11km**



**17 EARLSHALL DRIVE SAN REMO
VIC 3925**

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Sold Price **\$880,000** Sold Date **22-Feb-22**

Distance **0.74km**



**58 PANORAMA DRIVE SAN REMO
VIC 3925**

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Sold Price **\$712,500** Sold Date **20-Feb-22**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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