

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 446/17 Potters Hill Road, San Remo Vic 3925
Including suburb or locality and postcode

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$230,000

Property Type Unit

Suburb San Remo

Period - From 16/09/2018

to 15/09/2019

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	448/17 Potters Hill Rd SAN REMO 3925	\$259,000	17/06/2019
2	335/17 Potters Hill Rd SAN REMO 3925	\$230,000	02/08/2018
3	331/17 Potters Hill Rd SAN REMO 3925	\$228,000	04/07/2019

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:

16/09/2019 11:03

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Indicative Selling Price
\$275,000

Median Unit Price
16/09/2018 - 15/09/2019: \$230,000



Property Type:
Agent Comments

Comparable Properties



448/17 Potters Hill Rd SAN REMO 3925
(REI/VG)

Agent Comments



Price: \$259,000
Method: Private Sale
Date: 17/06/2019
Rooms: 3
Property Type: Apartment



335/17 Potters Hill Rd SAN REMO 3925
(REI/VG)

Agent Comments



Price: \$230,000
Method: Private Sale
Date: 02/08/2018
Rooms: 4
Property Type: Apartment



331/17 Potters Hill Rd SAN REMO 3925 (VG)

Agent Comments



Price: \$228,000
Method: Sale
Date: 04/07/2019
Property Type: Strata Unit/Flat