

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne Metropolitan area.
 (Sections 47AF of the Estate Agents Act 1980)

Property offered for sale

Address
 Including suburb or
 locality and postcode

53 Potters Hill Road, SAN REMO Vic 3925

Indicative selling price

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

Single price

\$1,295,000

Or range between

and

Median sale price

Median price

\$512,125

House

Unit

Suburb or
 locality

San Remo

Period - from

Apr 2016

to

Mar 2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometers 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 |
|--------------------------------|-------------|--------------|
| 15 Breeze Court SAN REMO | \$1,220,000 | 01/11/2016 |
| 75 Potters Hill Road SAN REMO | \$925,000 | 28/04/2016 |
| 38 Anderson Street SAN REMO | \$900,000 | 29/04/2016 |