

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 12 Kyema Crescent, San Remo, VIC 3925

Indicative selling price

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

Price Range \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,030,000 Property Type House Suburb San Remo (3922)

Period - From 01/10/2022 to 30/09/2023 Source Pricefinder

Comparable property sales

A This is one property 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
21 LAURETTE AVENUE, SAN REMO VIC 3925	\$1,350,000	06/10/2023

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: 17/11/2023