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REAL ESTATE

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Statement of Information

38 FIRST AVENUE, CAPE WOOLAMAI, VIC 3925

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



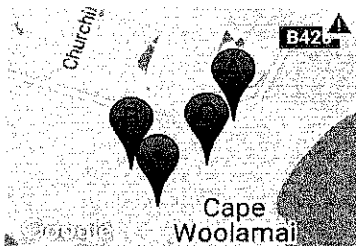
38 FIRST AVENUE, CAPE WOOLAMAI, VIC 3 1 2

Indicative Selling Price

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

Single Price: **\$368,000**

MEDIAN SALE PRICE



CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

\$393,100

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



28 PINEDALE AVE, CAPE WOOLAMAI, VIC 3925 3 2 1

Sale Price

\$345,000

Sale Date: 10/03/2017

Distance from Property: 815m



9 FIRST AVE, CAPE WOOLAMAI, VIC 3925 2 1 1

Sale Price

\$335,000

Sale Date: 16/02/2017

Distance from Property: 330m



10 CORONA RD, CAPE WOOLAMAI, VIC 3925 3 1 2

Sale Price

\$379,000

Sale Date: 21/03/2017

Distance from Property: 452m



This report has been compiled on 01/11/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 and
postcode

38 FIRST AVENUE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Single Price: \$368,000

Median sale price

Median price

\$393,100

House

X

Unit

Suburb

CAPE WOOLAMAI

Period

01 October 2016 to 30 September
2017

Source


pricefinder

Comparable property sales

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
28 PINEDALE AVE, CAPE WOOLAMAI, VIC 3925	\$345,000	10/03/2017
9 FIRST AVE, CAPE WOOLAMAI, VIC 3925	\$335,000	16/02/2017
10 CORONA RD, CAPE WOOLAMAI, VIC 3925	\$379,000	21/03/2017