

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 or
locality and postcode

43 Grofam Court, Cape Woolamai Vic 3925

Indicative selling price

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

Range between \$1,590,000

&

\$1,650,000

Median sale price

Median price \$867,500

Property Type House

Suburb Cape Woolamai

Period - From 19/04/2022

to

18/04/2023

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	29 Bunya Dr CAPE WOOLAMAI 3925	\$1,950,000	06/09/2022
2	14 Panorama Dr SAN REMO 3925	\$1,585,000	16/03/2023
3	7 Grofam Ct CAPE WOOLAMAI 3925	\$1,275,000	14/08/2022

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:

19/04/2023 13:05