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	97 Vista Drive, Cape Woolamai 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 \$900,000

Median sale price

Median price \$790,000	Pro	operty Type Hou	use	Suburb	Cape Woolamai
Period - From 01/07/2024	to	30/09/2024	Sou	rce 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

Address of comparable property		Price	Date of sale
1	1 Palm Beach Av CAPE WOOLAMAI 3925	\$1,100,000	08/08/2024
2	142 Vista Dr CAPE WOOLAMAI 3925	\$795,000	05/07/2024
3	63 Ocean Rch CAPE WOOLAMAI 3925	\$935,000	15/05/2024

OR

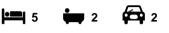
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	27/11/2024 14:10









Property Type: House **Agent Comments**

Indicative Selling Price \$900,000 **Median House Price** September quarter 2024: \$790,000

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.

Comparable Properties



1 Palm Beach Av CAPE WOOLAMAI 3925 (REI/VG)

Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 08/08/2024 Property Type: House

Land Size: 589 sqm approx



142 Vista Dr CAPE WOOLAMAI 3925 (REI/VG)

Agent Comments

Price: \$795,000 Method: Private Sale Date: 05/07/2024 Property Type: House Land Size: 629 sqm approx



63 Ocean Rch CAPE WOOLAMAI 3925 (VG)



Agent Comments

Price: \$935,000 Method: Sale Date: 15/05/2024

Property Type: House (Res) Land Size: 585 sqm approx

Account - Barry Plant | P: 03 9842 8888



