

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

97 Vista Drive, Cape Woolamai Vic 3925

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

Property Type

House

Suburb

Cape Woolamai

Period - From

01/07/2024

to

30/09/2024

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	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

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:

27/11/2024 14:10



 5  2  2

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

 4  2  1

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

 4  2  1

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

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Price: \$935,000
Method: Sale
Date: 15/05/2024
Property Type: House (Res)
Land Size: 585 sqm approx

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