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Statement of Information

9 KENDALL AVENUE, CAPE WOOLAMAI, VIC 3925

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 KENDALL AVENUE, CAPE WOOLAMAI,

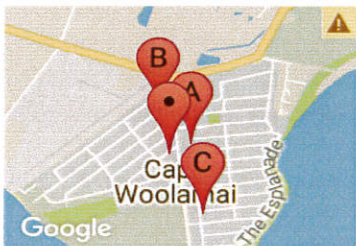
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Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

\$405,000

01 July 2016 to 30 June 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.



60 VISTA DR, CAPE WOOLAMAI, VIC 3925

3 2 2

Sale Price

***\$415,000**

Sale Date: 09/06/2017

Distance from Property: 163m



16 TAMPA RD, CAPE WOOLAMAI, VIC 3925

4 2 2

Sale Price

\$380,000

Sale Date: 27/03/2017

Distance from Property: 338m



115 VISTA DR, CAPE WOOLAMAI, VIC 3925

4 2 2

Sale Price

\$425,000

Sale Date: 09/03/2017

Distance from Property: 498m



This report has been compiled on 23/08/2017 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 9 KENDALL AVENUE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Price Range:

Median sale price

Median price

\$405,000

House

☒

Unit

Suburb

CAPE WOOLAMAI

Period

01 July 2016 to 30 June 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
60 VISTA DR, CAPE WOOLAMAI, VIC 3925	*\$415,000	09/06/2017
16 TAMPA RD, CAPE WOOLAMAI, VIC 3925	\$380,000	27/03/2017
115 VISTA DR, CAPE WOOLAMAI, VIC 3925	\$425,000	09/03/2017