# 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 and postcode

44 FIRST AVENUE CAPE WOOLAMAI VIC 3925

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

|              | 1                   |           |   |           |
|--------------|---------------------|-----------|---|-----------|
| Single Price | or range<br>between | \$945,000 | & | \$965,000 |

#### Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$762,500   | Prop | erty type House |      | Suburb | Cape Woolamai |           |
|--------------|-------------|------|-----------------|------|--------|---------------|-----------|
| Period-from  | 01 Mar 2021 | to   | 28 Feb 2        | 2022 | Source |               | Corelogic |

## 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.

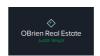
| Address of comparable property            | Price     | Date of sale |
|---|-----------|--------------|
| 48 FIRST AVENUE CAPE WOOLAMAI VIC 3925    | \$950,000 | 21-Dec-21    |
| 27 SEESBURG STREET CAPE WOOLAMAI VIC 3925 | \$950,000 | 20-Nov-21    |
| 5 MAROUBRA DRIVE CAPE WOOLAMAI VIC 3925   | \$975,000 | 27-Feb-22    |

#### 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: 18 March 2022





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**48 FIRST AVENUE CAPE WOOLAMAI VIC 3925** 

₾ 2 😞 2

Sold Price

**\$950,000** Sold Date **21-Dec-21** 

0.05km Distance



27 SEESBURG STREET CAPE **WOOLAMAI VIC 3925** 

**=** 2 ₽ 2 Sold Price

Sold Date 20-Nov-21

Distance 0.13km



**5 MAROUBRA DRIVE CAPE WOOLAMAI VIC 3925** 

**■** 3

**♣** 2

 $\bigcirc$  4

Sold Price

\*\*\$975,000 UN Sold Date 27-Feb-22

Distance 0.56km

**RS** = Recent sale

UN = Undisclosed Sale

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