

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

29 Summerhays 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)

Single Price

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,675

Property type

Land

Suburb

Cape Woolamai

Period-from

01 Jan 2021

to

31 Dec 2021

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

159 Vista Drive Cape Woolamai VIC 3925	\$415,100	17-Nov-20
59 Boys Home Road Newhaven VIC 3925	\$375,000	22-Jan-21
23 Malcliff Road Newhaven VIC 3925	\$335,000	09-Feb-21

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: 24 January 2022



159 Vista Drive Cape Woolamai VIC 3925

Sold Price

\$415,100

Sold Date **17-Nov-20**

 -  -  -

Distance **1.25km**



59 Boys Home Road Newhaven VIC 3925

Sold Price

\$375,000

Sold Date **22-Jan-21**

 -  -  -

Distance **1.91km**



23 Malcliff Road Newhaven VIC 3925

Sold Price

\$335,000

Sold Date **09-Feb-21**

 4  2  2

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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