

Jaime Morris

P 5952 5100

M 0408 367 310

E jaime.morris@phillipisland.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

34 Clearwater Avenue Cape Woolamai VIC 3925

2 1 2

## Indicative Selling Price

 For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$519,000

## Median Sale Price

\$469,500 Houses in Cape woolamai between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.


**22 Seaspray Avenue Cape Woolamai VIC 3925**

3 2 2

 Sold Price **\$520,000** Sold Date **15-Nov-17**

 Distance **0.13km**

**39 Lantana Road Cape Woolamai VIC 3925**

3 2 5

 Sold Price **\$530,000** Sold Date **28-Apr-18**

 Distance **0.79km**

**9 Ritchie Avenue Cape Woolamai VIC 3925**

3 1 1

 Sold Price Sold Date **01-Jun-18**

 Distance **1.06km**

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