OBrien Real Estate
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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

36-38 Princeton Avenue Cape Woolamai VIC 3925

4 2 1

Indicative Selling Price

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

Single Price $575,000

Median Sale Price

$470,000 Houses in Cape woolamai between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

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.



26 Kendall Avenue Cape Woolamai VIC 3925 Sold Price **$660,000** Sold Date **25-Nov-18**

3 2 2 Distance **0.2km**



10 Kendall Avenue Cape Woolamai VIC 3925 Sold Price **$550,000** Sold Date **10-Jan-19**

3 2 2 Distance **0.36km**



99 Tampa Road Cape Woolamai VIC 3925 Sold Price **$545,000** Sold Date **10-May-19**

3 1 1 Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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