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Statement of Information

23 PALM BEACH AVENUE, CAPE WOOLAMAI, VIC 3925

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 PALM BEACH AVENUE, CAPE

2 1 1

Indicative Selling Price

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

Price Range: **\$470,000 to \$499,000**

MEDIAN SALE PRICE



CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

\$407,000

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.



38 CORONA RD, CAPE WOOLAMAI, VIC 3925

3 2 2

Sale Price

\$455,000

Sale Date: 11/05/2017

Distance from Property: 679m



19 SOUTHPORT AVE, CAPE WOOLAMAI, VIC

3 2 2

Sale Price

\$522,000

Sale Date: 10/03/2017

Distance from Property: 297m



5 FIRST AVE, CAPE WOOLAMAI, VIC 3925

4 2 2

Sale Price

\$437,000

Sale Date: 03/03/2017

Distance from Property: 1km



This report has been compiled on 19/09/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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36 PRINCETON AVE, CAPE WOOLAMAI, VIC

4 2 1

Sale Price

\$455,000

Sale Date: 05/02/2017

Distance from Property: 695m



23 BRIDGEVIEW DR, CAPE WOOLAMAI, VIC

4 2 2

Sale Price

\$430,000

Sale Date: 29/01/2017

Distance from Property: 855m



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

23 PALM BEACH AVENUE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Price Range:

\$470,000 to \$499,000

Median sale price

Median price

\$407,000

House

☒

Unit

☐


Suburb

CAPE WOOLAMAI

Period

01 July 2016 to 30 June 2017

Source



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
38 CORONA RD, CAPE WOOLAMAI, VIC 3925	\$455,000	11/05/2017
19 SOUTHPORT AVE, CAPE WOOLAMAI, VIC 3925	\$522,000	10/03/2017
5 FIRST AVE, CAPE WOOLAMAI, VIC 3925	\$437,000	03/03/2017
36 PRINCETON AVE, CAPE WOOLAMAI, VIC 3925	\$455,000	05/02/2017

23 BRIDGEVIEW DR, CAPE WOOLAMAI, VIC 3925	\$430,000	29/01/2017
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