

STATEMENT OF INFORMATION

86 THE ESPLANADE, CAPE WOOLAMAI, VIC 3925

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**86 THE ESPLANADE, CAPE WOOLAMAI,**

5



2



3

Indicative Selling Price

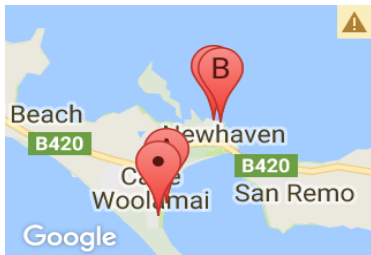
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,300,000 to \$1,385,000

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

\$419,000

01 January 2017 to 31 December 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.

**56 THE ESP, CAPE WOOLAMAI, VIC 3925**

4



2



3

Sale Price

\$1,150,000

Sale Date: 05/09/2016

Distance from Property: 443m

**42 FORREST AVE, NEWHAVEN, VIC 3925**

4



3



3

Sale Price

***\$1,285,000**

Sale Date: 09/11/2017

Distance from Property: 3.1km

**51 FORREST AVE, NEWHAVEN, VIC 3925**

4



5



2

Sale Price

\$1,010,000

Sale Date: 17/06/2016

Distance from Property: 3.1km



This report has been compiled on 04/01/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

86 THE ESPLANADE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Price Range:

\$1,300,000 to \$1,385,000

Median sale price

Median price

\$419,000

House

X

Unit

Suburb

CAPE WOOLAMAI

Period

01 January 2017 to 31 December 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
56 THE ESP, CAPE WOOLAMAI, VIC 3925	\$1,150,000	05/09/2016
42 FORREST AVE, NEWHAVEN, VIC 3925	*\$1,285,000	09/11/2017
51 FORREST AVE, NEWHAVEN, VIC 3925	\$1,010,000	17/06/2016