

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 42 SECOND AVENUE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Price Range:

Median sale price

Median price \$405,000 House ☒ Unit ☐ Suburb CAPE WOOLAMAI
Period 01 October 2016 to 30 September 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
34 SECOND AVE, CAPE WOOLAMAI, VIC 3925	\$525,000	24/05/2017
19 OCEAN RCH, CAPE WOOLAMAI, VIC 3925	\$250,000	08/06/2017
29 OCEAN RCH, CAPE WOOLAMAI, VIC 3925	\$310,000	16/06/2017