

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

9 MANLY AVENUE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Single Price:

\$714,000

Median sale price

Median price

\$418,000

House

X

Unit

Suburb

CAPE WOOLAMAI

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
27 BROADWATER AVE, CAPE WOOLAMAI, VIC 3925	Price Withheld	18/07/2017
165 VISTA DR, CAPE WOOLAMAI, VIC 3925	\$725,000	15/06/2017