

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

21 Ocean Reach, Cape Woolamai Vic 3925

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$777,000

Property Type House

Suburb Cape Woolamai

Period - From 01/04/2023

to 31/03/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	10 Clearwater Av CAPE WOOLAMAI 3925	\$630,000	18/12/2023
2	4 Ocean Rch CAPE WOOLAMAI 3925	\$611,000	28/09/2023
3	32 Ocean Rch CAPE WOOLAMAI 3925	\$600,000	29/04/2023

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

11/06/2024 15:14