

# 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 and  
postcode

4 Eden Court, Cape Woolamai, Vic 3925


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$670,000

### Median sale price

Median price \$753,000 Property type *House* Suburb Cape Woolamai

Period - From 01/02/2024 to 31/01/2025 Source  PropTrack

### 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 eighteen 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 Panorama Drive, Cape Woolamai, VIC 3925	\$660,000	08/03/2024
1 Corona Road, Cape Woolamai, VIC 3925	\$640,000	06/02/2025
38 Second Avenue, Cape Woolamai, VIC 3925	\$672,500	01/07/2024

**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 eighteen months.

This Statement of Information was prepared on: 21/02/2025