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

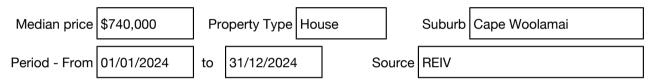
5 Broadwater Avenue, Cape Woolamai Vic 3925

Indicative selling price

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Single price \$1,075,000

Median sale price



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	8 Moondara Dr SAN REMO 3925	\$1,050,000	13/05/2024
2	10 Anderson St SAN REMO 3925	\$1,147,900	20/12/2023
3	11 Seaspray Av CAPE WOOLAMAI 3925	\$1,075,000	11/12/2023

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:

18/01/2025 16:00

