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Statement of Information

45 PANORAMA DRIVE, CAPE WOOLAMAI, VIC 3925

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 PANORAMA DRIVE, CAPE WOOLAMAI, 3 2 1

Indicative Selling Price

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

Single Price: **\$535,000**

MEDIAN SALE PRICE



CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

\$419,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



25 PRINCETON AVE, CAPE WOOLAMAI, VIC 3 2 3

Sale Price

\$549,000

Sale Date: 08/12/2017

Distance from Property: 671m



22 SEASPRAY AVE, CAPE WOOLAMAI, VIC 3925 3 2 2

Sale Price

\$520,000

Sale Date: 15/11/2017

Distance from Property: 29m



30 VISTA DR, CAPE WOOLAMAI, VIC 3925 2 2 2

Sale Price

\$550,000

Sale Date: 16/11/2017

Distance from Property: 330m



This report has been compiled on 28/05/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 45 PANORAMA DRIVE, CAPE WOOLAMAI, VIC 3925


Indicative selling price

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

Single Price: \$535,000

Median sale price

Median price \$419,000 House ☒ Unit ☐ Suburb CAPE WOOLAMAI

Period 01 April 2017 to 31 March 2018 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
25 PRINCETON AVE, CAPE WOOLAMAI, VIC 3925	\$549,000	08/12/2017
22 SEASPRAY AVE, CAPE WOOLAMAI, VIC 3925	\$520,000	15/11/2017
30 VISTA DR, CAPE WOOLAMAI, VIC 3925	\$550,000	16/11/2017