

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

25 KENDALL AVENUE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Single Price: \$399,000

Median sale price

Median price

\$393,700

House

X

Unit

Suburb

CAPE WOOLAMAI

Period

01 October 2016 to 30 September 2017

Source

pricefinder

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
9 KENDALL AVE, CAPE WOOLAMAI, VIC 3925	*\$419,000	25/09/2017
20 SEASPRAY AVE, CAPE WOOLAMAI, VIC 3925	*\$416,500	19/09/2017
105 VISTA DR, CAPE WOOLAMAI, VIC 3925	\$390,000	08/06/2017