

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

Single price \$685,000

Median sale price

Median price \$790,000 Property type *House* Suburb Cape Woolamai

Period - From 01/01/2024 to 31/12/2024 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
36 Lantana Road, Cape Woolamai, VIC 3925	\$680,000	24/07/2024
38 Second Avenue, Cape Woolamai, VIC 3925	\$672,500	01/07/2024
34 Panorama Drive, Cape Woolamai, VIC 3925	\$659,000	19/04/2024

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: 13/01/2025