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

40 SEASHELL AVENUE CAPE WOOLAMAI VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$1,180,000	or range between	&	
Median sale price				
(*Delete house or unit as ap	plicable)			

Median Price	\$712,500 Property type		House		Suburb	Cape Woolamai	
Period-from	01 Dec 2023	to	30 Nov 2	2024	Source		Corelogic

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
39-41 SEASPRAY AVENUE CAPE WOOLAMAI VIC 3925	\$1,395,000	24-Jun-24
36 SEASPRAY AVENUE CAPE WOOLAMAI VIC 3925	\$1,285,000	02-Sep-24
1 PALM BEACH AVENUE CAPE WOOLAMAI VIC 3925	\$1,100,000	03-Aug-24

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: 23 December 2024



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