

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 38 OCEAN REACH, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Single Price: \$598,000

Median sale price

Median price \$393,700 House ☒ Unit ☐ Suburb CAPE WOOLAMAI
Period 01 October 2016 to 30 September 2017 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
94 VISTA DR, CAPE WOOLAMAI, VIC 3925	\$610,000	10/11/2016
102 OCEAN RCH, CAPE WOOLAMAI, VIC 3925	*\$642,500	05/09/2017
34 SECOND AVE, CAPE WOOLAMAI, VIC 3925	*\$525,000	21/07/2017