

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

44 FIRST AVENUE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Single Price: \$615,000

Median sale price

Median price \$406,000

House

Unit

Suburb

CAPE WOOLAMAI

Period 01 July 2016 to 30 June 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
143 WOOLAMAI BEACH RD, CAPE WOOLAMAI, VIC 3925	\$610,000	17/05/2017
12 SOUTHPORT AVE, CAPE WOOLAMAI, VIC 3925	\$580,000	26/07/2016