

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 BUNYA DRIVE, CAPE WOOLAMAI, VIC

4 bedrooms, 2 bathrooms, 5 car spaces

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$845,000**

Provided by: Greg Price, Alex Scott Cowes

MEDIAN SALE PRICE



CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

\$424,500

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



86 THE ESP, CAPE WOOLAMAI, VIC 3925

5 bedrooms, 2 bathrooms, 3 car spaces

Sale Price

***\$1,250,000**

Sale Date: 02/03/2018

Distance from Property: 1.4km



39 CRONULLA AVE, CAPE WOOLAMAI, VIC

5 bedrooms, 2 bathrooms, 3 car spaces

Sale Price

\$880,000

Sale Date: 22/02/2018

Distance from Property: 890m



1 TAHITI CRT, CAPE WOOLAMAI, VIC 3925

4 bedrooms, 3 bathrooms, 2 car spaces

Sale Price

\$945,000

Sale Date: 23/10/2017

Distance from Property: 1.5km



This report has been compiled on 26/04/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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24 MANLY AVE, CAPE WOOLAMAI, VIC 3925

 **4**  **2**  **2**

Sale Price

\$855,500

Sale Date: 25/09/2017

Distance from Property: 1.2km



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

42 BUNYA DRIVE, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Single Price:

\$845,000

Median sale price

Median price

\$424,500

House

Unit


Suburb

CAPE WOOLAMAI

Period

01 April 2017 to 31 March 2018

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
86 THE ESP, CAPE WOOLAMAI, VIC 3925	*\$1,250,000	02/03/2018
39 CRONULLA AVE, CAPE WOOLAMAI, VIC 3925	\$880,000	22/02/2018
1 TAHITI CRT, CAPE WOOLAMAI, VIC 3925	\$945,000	23/10/2017
24 MANLY AVE, CAPE WOOLAMAI, VIC 3925	\$855,500	25/09/2017