

## 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

102 OCEAN REACH, CAPE WOOLAMAI, VIC 3925

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$675,000

#### Median sale price

Median price

\$385,000

House

☒

Unit

☐

Suburb

CAPE WOOLAMAI

Period

01 April 2016 to 31 March 2017

Source

  
pricefinder

#### Comparable property sales

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.