# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	22 Corona Road, Cape Woolamai Vic 3925
Including suburb or	·
locality and postcode	

# Indicative selling price

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

,000

## Median sale price

Median price	\$700,000	Pro	perty Type	House		Suburb	Cape Woolamai
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

### 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

Add	dress of comparable property	Price	Date of sale
1	21 Broadbeach Rd CAPE WOOLAMAI 3925	\$875,000	11/11/2025
2	7 The Broadway SAN REMO 3925	\$880,000	28/08/2025
3	14 Southport Av CAPE WOOLAMAI 3925	\$900,000	13/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	24/11/2025 15:04

