Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	5 Broadwater Avenue, 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

Single price \$987,500

Median sale price

Median price \$725,000	Property Type	House	Suburb	Cape Woolamai
Period - From 01/07/2024	to 30/06/2025	5 Sou	urce 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

Address of comparable property		Price	Date of sale
1	40 Seashell Av CAPE WOOLAMAI 3925	\$1,160,000	04/06/2025
2	102 Ocean Rch CAPE WOOLAMAI 3925	\$989,000	29/04/2025
3	35 Shetland Heights Rd SAN REMO 3925	\$1,080,000	15/03/2025

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:	10/09/2025 13:03

