

Getaway Phillip Island

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

34 VISTA DRIVE, Cape Woolamai, VIC 3925

INDICATIVE SELLING PRICE

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

Single Price \$469,000

MEDIAN SALE PRICE

Median price \$401,000 | House | Cape Woolamai (3925)

Period - From 1 January 2017 to 15 January 2018 | Source - rp data

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
25 PINEDALE AVENUE, CAPE WOOLAMAI VIC 3925	\$392,000	03/01/2018
20 SEASPRAY AVENUE, CAPE WOOLAMAI VIC 3925	\$416,500	19/09/2017
24 SEASHELL AVENUE, CAPE WOOLAMAI VIC 3925	\$425,000	20/05/2017