

STATEMENT OF INFORMATION

66 WOOLAMAI BEACH ROAD, CAPE WOOLAMAI, VIC 3925

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**66 WOOLAMAI BEACH ROAD, CAPE**

3 2 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$437,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE

**CAPE WOOLAMAI, VIC, 3925**

Suburb Median Sale Price (House)

\$393,700

01 July 2016 to 30 June 2017

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.

**58 VISTA DR, CAPE WOOLAMAI, VIC 3925**

3 1 1

Sale Price

\$416,000

Sale Date: 13/11/2016

Distance from Property: 183m

**26 MANLY AVE, CAPE WOOLAMAI, VIC 3925**

3 1 2

Sale Price

\$420,000

Sale Date: 08/11/2016

Distance from Property: 641m

**99 WOOLAMAI BEACH RD, CAPE WOOLAMAI,**

3 2 1

Sale Price

\$420,000

Sale Date: 27/10/2016

Distance from Property: 305m

**This report has been compiled on 07/07/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au**

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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

66 WOOLAMAI BEACH ROAD, CAPE WOOLAMAI, VIC 3925

Indicative selling price

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

Single Price: \$437,000

Median sale price

Median price

\$393,700

House

Unit

Suburb

CAPE WOOLAMAI

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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 |
|---|-----------|--------------|
| 58 VISTA DR, CAPE WOOLAMAI, VIC 3925 | \$416,000 | 13/11/2016 |
| 26 MANLY AVE, CAPE WOOLAMAI, VIC 3925 | \$420,000 | 08/11/2016 |
| 99 WOOLAMAI BEACH RD, CAPE WOOLAMAI, VIC 3925 | \$420,000 | 27/10/2016 |