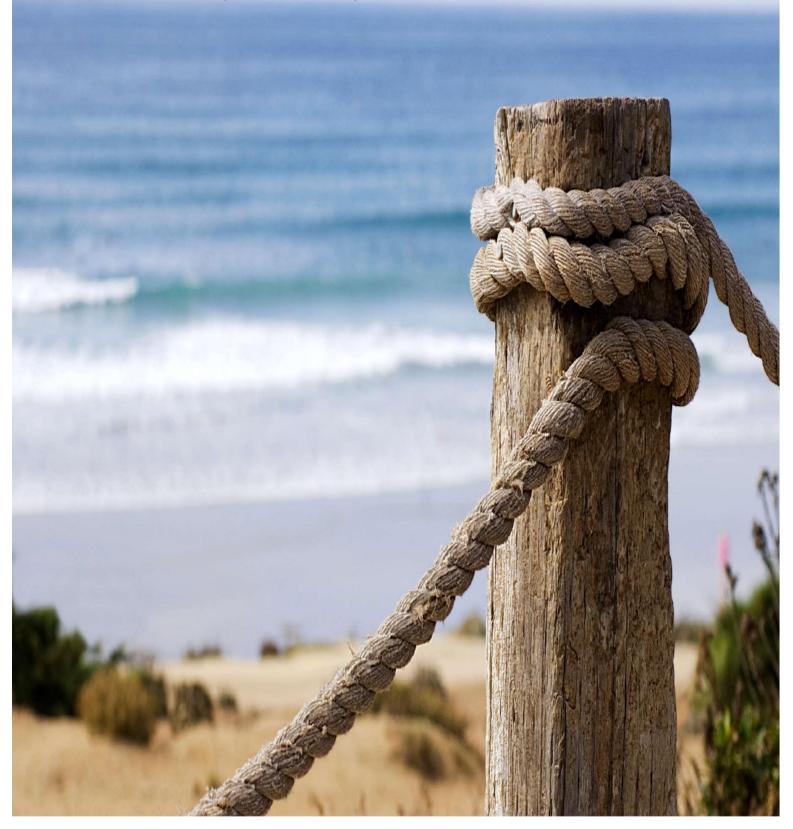
# STATEMENT OF INFORMATION

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







**Indicative Selling Price** 

For 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







Sale Price

\$416,000

Sale Date: 13/11/2016

Distance from Property: 183m





26 MANLY AVE, CAPE WOOLAMAI, VIC 3925









Sale Price

\$420,000

Sale Date: 08/11/2016

Distance from Property: 641m





99 WOOLAMAI BEACH RD, CAPE WOOLAMAI, 🕮 3









Sale Price

\$420,000

Sale Date: 27/10/2016

Distance from Property: 305m



# 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
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### 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	X	Unit	Suburb	CAPE WOOLAMAI	
Period	01 July 2016 to 30 June 2017			Source		pricefinder	

### 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

