

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### LUIGI STREET, CAPE WOOLAMAI, VIC



#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$490,000 to \$520,000**

Provided by: Chase Watters, Alex Scott Cowes

## MEDIAN SALE PRICE



### CAPE WOOLAMAI, VIC, 3925

#### Suburb Median Sale Price (Other)

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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



### 19 CLEELAND RD, CAPE WOOLAMAI, VIC 3925



#### Sale Price

**\$399,000**

Sale Date: 04/02/2016

Distance from Property: 304m



### 3 LUIGI ST, CAPE WOOLAMAI, VIC 3925



#### Sale Price

**\$330,000**

Sale Date: 16/08/2016

Distance from Property: 35m



This report has been compiled on 13/07/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

LUIGI STREET, CAPE WOOLAMAI, VIC 3925

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$490,000 to \$520,000

### Median sale price

Median price

House

Unit

Suburb

CAPE WOOLAMAI

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

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

Address of comparable property	Price	Date of sale
19 CLEELAND RD, CAPE WOOLAMAI, VIC 3925	\$399,000	04/02/2016
3 LUIGI ST, CAPE WOOLAMAI, VIC 3925	\$330,000	16/08/2016