



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 VISTA DRIVE, CAPE WOOLAMAI, VIC

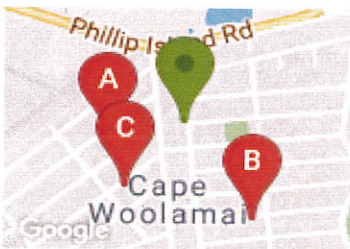
3 1 2

Indicative Selling Price

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

Single Price: **\$479,000**

MEDIAN SALE PRICE



CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

\$430,000

01 July 2017 to 30 June 2018

Provided by:

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.



29 TAMPA RD, CAPE WOOLAMAI, VIC 3925

3 1 2

Sale Price

***\$405,000**

Sale Date: 04/07/2018

Distance from Property: 270m



17 BROADWATER AVE, CAPE WOOLAMAI, VIC

3 1 2

Sale Price

\$455,000

Sale Date: 31/05/2018

Distance from Property: 422m



21 SEESBURG ST, CAPE WOOLAMAI, VIC 3925

3 2 2

Sale Price

\$410,000

Sale Date: 09/02/2018

Distance from Property: 310m



This report has been compiled on 02/08/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - 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 34 VISTA DRIVE, CAPE WOOLAMAI, VIC

Indicative selling price

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

Single Price: \$479,000

Median sale price

Median price \$430,000

House ☒

Unit ☐

Suburb CAPE WOOLAMAI

Period 01 July 2017 to 30 June 2018

Source 

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
29 TAMPA RD, CAPE WOOLAMAI, VIC 3925	*\$405,000	04/07/2018
17 BROADWATER AVE, CAPE WOOLAMAI, VIC 3925	\$455,000	31/05/2018
21 SEESBURG ST, CAPE WOOLAMAI, VIC 3925	\$410,000	09/02/2018