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# Statement of Information

110 VISTA DRIVE, CAPE WOOLAMAI, VIC 3925

Prepared by First National Real Estate Phillip Island



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



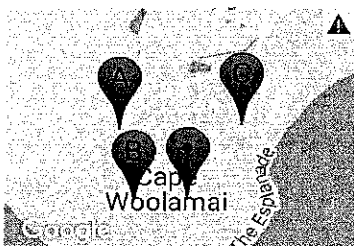
**110 VISTA DRIVE, CAPE WOOLAMAI, VIC**  4  2  1

### Indicative Selling Price

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

Single Price: **\$469,000**

## MEDIAN SALE PRICE




**CAPE WOOLAMAI, VIC, 3925**

Suburb Median Sale Price (House)

**\$393,700**

01 October 2016 to 30 September 2017

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.



**5 FIRST AVE, CAPE WOOLAMAI, VIC 3925**  4  2  2

Sale Price

**\$437,000**

Sale Date: 03/03/2017

Distance from Property: 696m 




**36 PRINCETON AVE, CAPE WOOLAMAI, VIC**  4  2  1

Sale Price

**\$455,000**

Sale Date: 05/02/2017

Distance from Property: 361m 




**38 CORONA RD, CAPE WOOLAMAI, VIC 3925**  3  2  2

Sale Price

**\$455,000**

Sale Date: 11/05/2017

Distance from Property: 661m 

This report has been compiled on 10/10/2017 by First National Real Estate Phillip Island. 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 110 VISTA DRIVE, 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)

Single Price: \$469,000

### Median sale price

Median price \$393,700 House ☒ Unit ☐ Suburb CAPE WOOLAMAI

Period 01 October 2016 to 30 September 2017 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
5 FIRST AVE, CAPE WOOLAMAI, VIC 3925	\$437,000	03/03/2017
36 PRINCETON AVE, CAPE WOOLAMAI, VIC 3925	\$455,000	05/02/2017
38 CORONA RD, CAPE WOOLAMAI, VIC 3925	\$455,000	11/05/2017