



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 25 PRINCETON AVENUE, CAPE

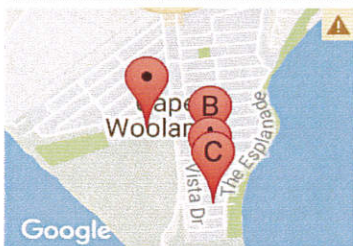
4 2 2

#### Indicative Selling Price

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

Single Price: **\$549,000**

## MEDIAN SALE PRICE



### CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

**\$393,700**

01 October 2016 to 30 September 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.



### 8 BONDI AVE, CAPE WOOLAMAI, VIC 3925

3 2 3

Sale Price

**\$548,000**

Sale Date: 11/04/2017

Distance from Property: 622m



### 11 MAROUBRA DR, CAPE WOOLAMAI, VIC

4 2 4

Sale Price

**\$570,000**

Sale Date: 11/07/2017

Distance from Property: 484m



### 10 COTTOSLOE AVE, CAPE WOOLAMAI, VIC

4 1 2

Sale Price

**\$570,000**

Sale Date: 23/01/2017

Distance from Property: 716m



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

25 PRINCETON AVENUE, 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: \$549,000

### Median sale price

Median price \$393,700

House ☒

Unit ☐

Suburb CAPE WOOLAMAI

Period 01 October 2016 to 30 September 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
8 BONDI AVE, CAPE WOOLAMAI, VIC 3925	\$548,000	11/04/2017
11 MAROUBRA DR, CAPE WOOLAMAI, VIC 3925	\$570,000	11/07/2017
10 COTTOSLOE AVE, CAPE WOOLAMAI, VIC 3925	\$570,000	23/01/2017