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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

70 The Esplanade Cape Woolamai VIC 3925

 3  2  2

## Indicative Selling Price

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

Single Price \$930,000

## Median Sale Price

\$469,500 Houses in Cape woolamai between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**24 Manly Avenue Cape Woolamai  
VIC 3925**

 4  2  2

Sold Price **\$855,500** Sold Date **25-Sep-17**

Distance **0.09km**



**82 The Esplanade Cape Woolamai  
VIC 3925**

 4  2  2

Sold Price **\$830,000** Sold Date **03-Oct-18**

Distance **0.15km**



**39 Cronulla Avenue Cape  
Woolamai VIC 3925**

 5  2  2

Sold Price **\$880,000** Sold Date **22-Feb-18**

Distance **0.32km**

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