

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Homestead Mews Cape Woolamai VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Cape Woolamai

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2 Homestead Mews Cape Woolamai VIC 3925	\$539,000	15-Oct-19
33 Grofam Court Cape Woolamai VIC 3925	\$385,000	04-Nov-19
41 Grofam Court Cape Woolamai VIC 3925	\$370,000	23-Jul-19

OR

B* ~~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.~~

This Statement of Information was prepared on: 07 July 2020



2 Homestead Mews Cape Woolamai Sold Price

\$539,000

Sold Date

15-Oct-19

VIC 3925

 -  -  -

Distance

0.03km



33 Grofam Court Cape Woolamai Sold Price

\$385,000

Sold Date

04-Nov-19

VIC 3925

 -  -  -

Distance

0.1km



41 Grofam Court Cape Woolamai Sold Price

\$370,000

Sold Date

23-Jul-19

VIC 3925

 -  -  -

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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