

## 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

8 Garden Court 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) (\*Delete single price or range as applicable)

Single Price

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

Suburb

Cape Woolamai

Period-from

01 Nov 2019

to

31 Oct 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
3 Homestead Mews Cape Woolamai VIC 3925	\$435,000	13-Aug-20
26 Second Avenue Cape Woolamai VIC 3925	\$370,250	15-Sep-20

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: 25 November 2020



**2 Homestead Mews Cape Woolamai** Sold Price  
VIC 3925

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**\$539,000** Sold Date **15-Oct-19**

Distance **0.24km**



**3 Homestead Mews Cape Woolamai** Sold Price  
VIC 3925

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**\$435,000** Sold Date **13-Aug-20**

Distance **0.27km**



**26 Second Avenue Cape Woolamai** Sold Price  
VIC 3925

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**\$370,250** Sold Date **15-Sep-20**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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