

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

5 Broadbeach Road 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

or range
between

\$1,670,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

House

Suburb

Cape Woolamai

Period-from

01 May 2020

to

30 Apr 2021

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

86 The Esplanade Cape Woolamai VIC 3925

\$1,260,000

06-Feb-18

101 Panorama Drive Cape Woolamai VIC 3925

\$1,150,000

29-Feb-20

39 Maroubra Drive Cape Woolamai VIC 3925

\$1,435,000

03-Feb-21

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.~~

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86 The Esplanade Cape Woolamai
VIC 3925

Sold Price

\$1,260,000

Sold Date **06-Feb-18**

5 2 3

Distance **0.35km**



101 Panorama Drive Cape Woolamai
VIC 3925

Sold Price

\$1,150,000

Sold Date **29-Feb-20**

6 4 1

Distance **0.67km**



39 Maroubra Drive Cape Woolamai
VIC 3925

Sold Price

\$1,435,000

Sold Date **03-Feb-21**

4 2 2

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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