

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 2 Pinedale Avenue, CAPE WOOLAMAI 3925

### Indicative selling price

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

**Range \$450,000 - \$495,000**

### Median sale price

Median **House** for **CAPE WOOLAMAI** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$482,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**37 Lantana Road,**  
Cape Woolamai 3925

Price **\$470,000** Sold 10  
December 2018

**34 Vista Drive,**  
Cape Woolamai 3925

Price **\$469,000** Sold 10  
September 2018

**19 Seaspray Avenue,**  
Cape Woolamai 3925

Price **\$475,000** Sold 04 May  
2019

This Statement of Information was prepared on 8th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

1 parking

### Ray White Phillip Island

56 - 58 Thompson Avenue,  
COWES VIC 3922

### Contact agents



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Ray White

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**RayWhite**