

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

51 PANORAMA DRIVE, 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)

Single Price: \$465,000

### Median sale price

Median price

\$391,850

House

Unit

Suburb

CAPE WOOLAMAI

Period

01 July 2016 to 30 June 2017

Source



### Comparable property sales

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
28 SUMMERHAYS AVE, CAPE WOOLAMAI, VIC 3925	\$485,000	26/07/2016
28 CLEARWATER AVE, CAPE WOOLAMAI, VIC 3925	\$485,000	20/09/2016
29 WOOLAMAI BEACH RD, CAPE WOOLAMAI, VIC 3925	\$405,000	17/12/2016