
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	23 Coleman Crescent, Capel Sound
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$600,000	&	\$660,000
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Median sale price

Median price	\$532,500	*House	x		Suburb	Capel Sound
Period - From	November 14 th 2018	to	14 th February 2018	Source	Realestate.com	

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 39 Ashenden Square, Rosebud	\$620,000	7 th Oct 2017
2 5 Lyndon Drive, Rosebud	\$657,000	7 th Oct 2017
3 60 Whitehead Grove, Rosebud	\$625,000	20 th Sept 2017

Property data source: [RP data Core Logic](#). Generated on 14th February 2018.
