

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 4 Cain St Capel Sound 3940

### 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 \$ 432,000

or range between \$\*

&

\$

### Median sale price

Median price \$ 525,000

Property type House

Suburb Capel Sound 3940

Period - From Sep 2018

to

Aug 2019

Source Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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. 4 Branson St Rosebud 3939	\$ 470,000	2/7/2019
2. 144 Boneo Rd Capel Sound 3940	\$ 420,000	29/9/2019
3. 35 Wingara Dve Capel Sound 3940	\$ 460,500	25/9/2019

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/11/2019