

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 19 Corsair Ridge Capel Sound 3940

Indicative selling price

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

Single price \$ or range between \$ 590,000 & \$ 649,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 490,000 *House ☒ *Unit ☐ Suburb Capel Sound 3940
Period - From July 2016 to June 2017 Source Corelogic

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. 11 Corsair Ride Capel Sound 3940	\$ 590,000	3/8/17
2. 20 Corsair Ridge Capel Sound 3940	\$ 535,000	31/3/17
3. 11 Wingara Dve Capel Sound	\$ 550,000	15/9/17