

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

24 Coleman Crescent Capel Sound Vic 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$510,250

*House

x

*Unit

Suburb

Capel Sound

Period - From

Jul 2017

to

Jul 2017

Source

Corelogic RP Data

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 |
|--|-----------|--------------|
| 30 Ashenden Square Rosebud VIC 3939 | \$525,000 | 5 Sep 2017 |
| 1B Coleman Crescent Capel Sound VIC 3940 | \$529,000 | 4 Sep 2017 |
| 5 Balaka Street Capel Sound VIC 3940 | \$507,500 | 28 Sep 2017 |

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.

Property data source: [Corelogic RP Data](#). Prepared 25/9/2017