

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 **4 Lyme Court, Capel Sound**

Indicative selling price

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

Single price **\$450,000** or range between &

Median sale price

(*Delete house or unit as applicable)

Median price **\$490,000** *House ☒ *Unit ☐ Suburb **Capel Sound**
Period - From **Jun 2017** to **Jun 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
1 The Helm, Capel Sound	\$457,500	29 Apr 2017
25 Grenville Grove, Capel Sound	\$390,000	1 Jun 2017
3 The Galley, Capel Sound	\$471,000	5 Jun, 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**. Amended on 28/9//2017