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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1/1 Kolinda Crescent Capel Sound VIC 3940

2 1 1

Indicative Selling Price

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

Single Price \$485,000

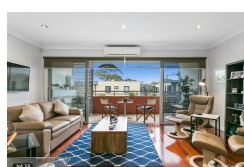
Median Sale Price

\$499,000 Units in Capel sound between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/1591 Point Nepean Road Capel Sound VIC 3940

2 1 1

Sold Price **\$472,500** Sold Date **31-Jul-18**

Distance **0.74km**



3/1635 Point Nepean Road Capel Sound VIC 3940

2 1 1

Sold Price **\$405,000** Sold Date **27-Jun-18**

Distance **0.81km**



6/1773 Point Nepean Road Capel Sound VIC 3940

2 1 1

Sold Price **\$520,000** Sold Date **30-Aug-18**

Distance **1.66km**

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