

## 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 502 Eastbourne Rd Capel Sound 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 499,950

or range between \$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 510,250

\*House

X

\*Unit

Suburb Capel Sound 3940

Period - From August 2016 to July 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. 323 Eastbourne Rd Capel Sound	\$ 440,000	13/5/2017
2. 31 Capel Ave Capel Sound	\$ 530,000	30/4/2017
3. 29 The Galley Capel Sound	\$ 460,000	14/9/2017