

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

1/8 Dotterel Ct 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 \$412,500 or range between \$460,000 & \$500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ *House *Unit x Suburb Capel Sound

Period - From to 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
6/85 Boneo Rd Rosebud	\$489,000	17 Jun 2017
1/28 Broadway Capel Sound	\$510,000	5 May 2017
2/2 Braidwood Ave Rosebud	\$485,000	3 Aug 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 25/8/2017