

# 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 22 Sandpiper Crt 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 \$ 645,000

or range between \$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 540,000

\*House

X

\*Unit

Suburb

Capel Sound 3940

Period - From

August 2017

to

July 2018

Source

Corelogic

### Comparable property sales

**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.