

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 84 Cape Schanck Road, Cape Schanck VIC 3939

Indicative selling price

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

Range between \$695,000 & \$750,000

Median sale price

Median price \$991,000 Property type House Suburb Cape Schanck VIC 3939

Period - From 01/04/2020 to 31/03/2021 Source CoreLogic

Comparable property sales

Address of comparable property	Price	Date of sale
62 Cape Schanck Road, Cape Schanck VIC 3939	\$755,000	13/02/2021
32 Cape Schanck Road, Cape Schanck VIC 3939	\$765,000	15/02/2021

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.

This Statement of Information was prepared on: 22/06/2021