

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 25 Park Ave Capel Sound 3940

Indicative selling price

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

Single price \$ 599,950

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 510,250

*House ☒

*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. 32 Elizabeth Ave Capel Sound	\$ 545,000	2/9/2017
2. 6 Woodthorpe Rd Capel Sound	\$ 735,000	31/10/2017
3. 7 Woodthorpe Rd Capel Sound	\$ 750,000	29/7/2017