

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

20 The Helm, Capel Sound

Indicative selling price

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

range between

\$475,000

&

\$522,500

Median sale price

Median price

\$532,500

*House

X

Suburb

Capel Sound

Period - From

Dec 2017

to

Feb 2018

Source

www.realestate.com.au

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
65 Swans Way, Capel Sound	\$490,000	9 Nov 2017
1/1769 Point Nepean Road, Capel Sound	\$470,000	18 th Jan 2018
2/24 Grenville Grove, Capel Sound	\$529,000	11 th Nov 2017

Property data source: [Corelogic RP Data](#). Amended on 5th Mar 2018