

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

317 Eastbourne Road, Capel Sound

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$510,250

*House

X

*Unit

Suburb

Capel Sound

Period - From

Jun 30, 2017

to

July 31, 2017

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 |
|----------------------------------|-----------|----------------------------|
| 5 Balaka Street, Capel Sound | \$507,500 | 28 th Sept 2017 |
| 36 Ashenden Square Rosebud | \$430,000 | 21 st June 2017 |
| 323 Eastbourne Road, Capel Sound | \$440,000 | 19 th May 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 13/11/2017