

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 2 Sundew Ave Capel Sound 3940

Indicative selling price

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

Single price \$ 595,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 535,000

*House

X

*Unit

Suburb

Capel Sound 3940

Period - From

Jan 2017

to

Dec 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. 5 Flamingo Rd Capel Sound	\$ 650,000	3/2/2018
2. 31 Illaroo St Capel Sound	\$ 560,000	29/11/2017
3. 5 Swans Way Capel Sound	\$ 565,000	30/10/2017