

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

11 Greenhood Crescent, Capel Sound 3940

Indicative selling price

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

Single price

\$550,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$490,000

*House

X

*Unit

Suburb

Capel Sound

Period - From

May 2016

to

June 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
1 5 Balaka Street, Capel Sound	\$507,500	28/9/17
2 5 Swans Way, Capel Sound	\$565,000	12/08/17
3 75 Cootamundra Ave, Capel Sound	\$520,000	15/04/17