

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 77 Wingara Drive Capel Sound Vic 3941

Indicative selling price

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

\$550,000

&

\$600,000

Median sale price

Median price \$550,000

*House x

Suburb

Capel Sound

Period - From Jan 2018

to March 2018

Source

RP Data Core Logic

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
8 Marilyn Way Rosebud VIC 3939	\$590,000	12 Jan 2018
13 Marilyn Way Rosebud VIC 3939	\$595,000	16 Oct 2017
54 Barragowa Drive Capel Sound VIC 3940	\$630,000	16 Oct 2017

Property data source: [RP data Core Logic](#). Generated on 28th March 2018.