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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

2/1 Kolinda Crescent Capel Sound VIC 3940

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$430,000

### Median Sale Price

\$499,000 Units in Capel sound between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2/398 Eastbourne Road Capel Sound VIC 3940**

2 1 2

Sold Price **\$370,000** Sold Date **15-Sep-18**

Distance **0.21km**



**11/57 Wingara Drive Capel Sound VIC 3940**

2 1 1

Sold Price **\$400,000** Sold Date **06-Jul-18**

Distance **0.88km**



**2/19-21 Woyna Avenue Capel Sound VIC 3940**

2 1 1

Sold Price **\$400,500** Sold Date **08-Aug-18**

Distance **1.37km**

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