

## 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 3 Broadway Capel Sound, Vic, 3939

### Indicative selling price

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

Single price \$ or range between \$480,000 & \$520,000

### Median sale price

Median price \$460,000 \*House ☒ \*Unit ☐ Suburb Capel Sound

Period - From February 2017 to May 2017 Source Rp Data

### 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: 75 Cootamundra Avenue Capel Sound, Vic, 3940 | \$520,000 | 15/4/17      |
| 2: 18 Karingal Drive Capel Sound, Vic, 3940     | \$480,000 | 28/1/17      |
| 3: 32 Ruyton Drive Capel Sound, Vic, 3940       | \$490,000 | 18/2/17      |

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: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 30 April 2017.