

## 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 Whimbrel Court Capel Sound Vic 3940**

### Indicative selling price

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

Single price

\$\*

or range between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$407,000

\*House

X

\*Unit

Suburb

Capel Sound

Period - From

Apr 2017

to

Apr 2017

Source

CORE LOGIC RPData

### 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
17 Karoonda St Capel Sound	\$590,000	23 Jun, 2017
36 Baybreeze Ct Capel Sound	\$560,000	22 Feb , 2017
50 Tarwarri Ave Capel Sound	\$545,000	11 Mar, 2017

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://REIV.propertydata.com.au). Generated on 10<sup>th</sup> July, 2017.