

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 41 Flamingo Rd 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 \$ 459,950.00

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 450,000.00

*House

X

*Unit

Suburb

Capel Sound VIC 3940

Period - From

February
2016

to

January 2017

Source

Corelogic

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. 432 Eastbourne Rd Capel Sound 3940	\$ 465,000.00	8 March 2017
2. 2 Orana Cres Capel Sound 3940	\$ 451,000.00	4 February 2017
3. 21 Sundew Ave Capel Sound 3940	\$ 435,000.00	11 April 2017