

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 GREENHOOD CRESCENT, CAPEL

3 bedrooms, 1 bathroom, 1 car

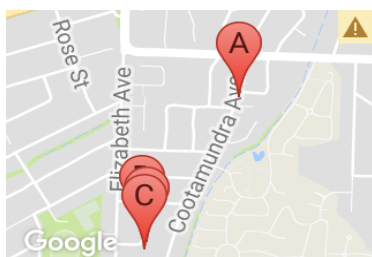
Indicative Selling Price

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

Price Range: **\$530,000 to \$583,000**

Provided by: Robert Magnano, Freedom Property

MEDIAN SALE PRICE



CAPEL SOUND, VIC, 3940

Suburb Median Sale Price (House)

\$548,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



5 COOTAMUNDRA AVE, CAPEL SOUND, VIC

3 bedrooms, 1 bathroom, 1 car

Sale Price

\$551,000

Sale Date: 24/02/2018

Distance from Property: 596m



8 GREENHOOD CRES, CAPEL SOUND, VIC 3940

3 bedrooms, 1 bathroom, 2 cars

Sale Price

\$530,000

Sale Date: 02/02/2018

Distance from Property: 43m



17 GREENHOOD CRES, CAPEL SOUND, VIC

3 bedrooms, 1 bathroom, 4 cars

Sale Price

\$535,000

Sale Date: 13/12/2017

Distance from Property: 26m



This report has been compiled on 12/06/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

13 GREENHOOD CRESCENT, CAPEL SOUND, VIC 3940

Indicative selling price

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

Price Range:

\$530,000 to \$583,000

Median sale price

Median price

\$548,000

House

X

Unit

Suburb

CAPEL SOUND

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
5 COOTAMUNDRA AVE, CAPEL SOUND, VIC 3940	\$551,000	24/02/2018
8 GREENHOOD CRES, CAPEL SOUND, VIC 3940	\$530,000	02/02/2018
17 GREENHOOD CRES, CAPEL SOUND, VIC 3940	\$535,000	13/12/2017