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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

15 Sanctuary Park Drive, Capel Sound
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### Indicative selling price

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

\$570,000
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\$615,000
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### Median sale price

Median price

\$532,250
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\*House

x

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 Suburb

Rosebud
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Period - From

May 31 <sup>st</sup> 2017
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to

August 31 <sup>st</sup> 2017
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Source

Realestate.com
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### 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 62 Balaka Court, Capel Sound	\$570,000	8 <sup>th</sup> August 2017
2 2 Whimbrel Court, Capel Sound	\$577,000	5 <sup>th</sup> September 2017
3 19 Corsair Ridge, Capel Sound	\$610,000	16 <sup>th</sup> October 2017

Property data source: [RP data Core Logic](#). Generated on 14<sup>th</sup> February 2018.

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