

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 20 Howqua Dve Capel Sound 3940

Indicative selling price

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

Single price \$ 585,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 539,000

*House

X

*Unit

Suburb

Capel Sound 3940

Period - From

Dec 2017

to

Nov 2018

Source

Corelogic

Comparable property sales

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.