

## 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

**12 The Helm Capel Sound**

### Indicative selling price

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

range between

\$420,000

&

\$450,000

### Median sale price

Median price

\$532,500

\*House

X

Suburb

Capel Sound

Period - From

Jan 2018

to

Mar 2018

Source

[www.realestate.com.au](http://www.realestate.com.au)

### 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
28 The Galley, Capel Sound	\$485,000	9 Nov 2017
29 The Galley, Capel Sound	\$460,000	14 Sep 2017
101 Cootamundra Avenue Capel Sound	\$455,000	13 Jan 2018

Property data source: [Corelogic RP Data](#). Amended on 5<sup>th</sup> Mar 2018