

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 68 Curlew Drive, 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)

Between \$760,000 & \$795,000

Median sale price

(*Delete house or unit as applicable)

Median price \$523,500 *House Suburb or locality Capel Sound Vic 3940

Period - From Sept 2017 to De 2017 Source RPData Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--------------------------------|-----------|--------------|
| 11 Park Av Capel Sound | \$890,000 | 18/11/2017 |
| 57 Elizabeth Av Capel Sound | \$750,000 | 18/11/2017 |
| 6 Woodthorpe Av Capel Sound | \$735,000 | 31/10/2017 |

COUPERS REALTY
55 Peter Thomson Drive, Fingal 3939