

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

6 Kolinda Cres Capel Sound Vic 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$550,000

*House

☒

*Unit

☐

Suburb

Rosebud

Period - From

21st Oct 2017

to

21st Jan, 2018

Source

www.realestate.com.au

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

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
18 Whyte Street Capel Sound VIC 3940	\$520,000	15 Nov 2017
5 Balaka Street Capel Sound VIC 3940	\$507,500	27 Sep, 2017
88 Ashenden Square Rosebud VIC 3939	\$460,000	19,Aug, 2017

OR

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.

Property data source: www.realestate.com.au. Amended on 21st Jan, 2018