

# 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 1/19 Kingfisher Ave Capel Sound 3940

### Indicative selling price

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

Single price \$ 528,000

or range between \$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 550,000

\*House

\*Unit

Suburb Capel Sound 3940

Period - From May 2017

to April 2018

Source Corelogic

### 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. 1/24 Brendel St Capel Sound | \$ 532,000 | 29/6/2018    |
| 2. 20 The Helm Capel Sound     | \$ 520,000 | 27/3/2018    |
| 3. 2A Sheoak Ave Capel Sound   | \$ 540,000 | 15/2/2018    |