Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	69 Broadway, 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	$695,000	&	$750,000

Median sale price

Median price	$545,000	Property type	*House*	Suburb	Capel Sound
Period - From	1/12/2019	to	30/11/2020	Source	CoreLogic

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
1. 30 Braidwood Ave, Rosebud Vic 3939	$775,000	June 2020
2. 7 The Glen, Rye Vic 3941	$785,000	December 2020
3. 167 Eastbourne Road, Rosebud Vic 3939	$645,000	September 2020

This Statement of Information was prepared on: 28th of December 2020