

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

13 The Helm, Capel Sound 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ OR Range between \$ 395,000 & \$ 434,500

Median sale price

Median price \$ 542,000 House X Unit Suburb or locality Capel Sound

Period - From 1 January 2019 to 31 March 2019 Source RP Data

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Rye estate agent and Michael Kivlighon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 26 Sundew Avenue, Capel Sound, VIC 3940	\$ 430,000	24th July 2019
2 46 Cootamundra Avenue, Capel Sound, VIC 3940	\$ 400,000	29th April 2019
3 81 Swans Way, Capel Sound, VIC 3940	\$ 380,000	11th April 2019

OR

B. RT Edgar Rye estate agent and Michael Kivlighon reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.