

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

6/1 Chatfield Avenue 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Nov 2018

to

31 Oct 2019

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

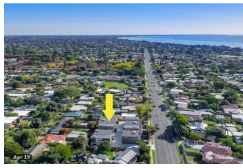
Date of sale

6/307 Eastbourne Road Capel Sound VIC 3940	\$495,000	26-Jul-19
5/1773 Point Nepean Road Capel Sound VIC 3940	\$513,000	16-Sep-19
2/58 Wingara Drive Capel Sound VIC 3940	\$440,000	31-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 11 November 2019



6/307 Eastbourne Road Capel Sound VIC 3940

 2  2  2

Sold Price **\$495,000** Sold Date **26-Jul-19**

Distance **0.63km**



5/1773 Point Nepean Road Capel Sound VIC 3940

 2  1  1

Sold Price **\$513,000** Sold Date **16-Sep-19**

Distance **1.21km**



2/58 Wingara Drive Capel Sound VIC 3940

 2  1  1

Sold Price ^{RS} **\$440,000** Sold Date **31-Oct-19**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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