

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

2/19-21 Woyna 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

or range
between

\$420,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Oct 2019

to

30 Sep 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 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

1/57 Wingara Drive Capel Sound VIC 3940	\$415,000	31-Jul-20
3/38 Wingara Drive Capel Sound VIC 3940	\$420,000	02-Jun-20

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: 20 October 2020


**1/57 Wingara Drive Capel Sound
VIC 3940**
 2  1  1

Sold Price

\$415,000

Sold Date

31-Jul-20

Distance

1.95km
**3/38 Wingara Drive Capel Sound
VIC 3940**
 2  1  1

Sold Price

\$420,000

Sold Date

02-Jun-20

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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