

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

1/6 Staughton 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jun 2020

to

31 May 2021

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

10/38 Wingara Drive Capel Sound VIC 3940	\$515,000	03-Apr-21
11/1559 Point Nepean Road Capel Sound VIC 3940	\$540,000	27-May-21
1A Terry Street Capel Sound VIC 3940	\$540,000	19-Feb-21

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: 29 June 2021



10/38 Wingara Drive Capel Sound VIC 3940

2 1 2

Sold Price **\$515,000** Sold Date **03-Apr-21**

Distance **2.16km**



11/1559 Point Nepean Road Capel Sound VIC 3940

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **27-May-21**

Distance **1.69km**



1A Terry Street Capel Sound VIC 3940

2 1 1

Sold Price **\$540,000** Sold Date **19-Feb-21**

Distance **0.7km**

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

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