

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

3/19-21 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

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Oct 2018

to

30 Sep 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

2/68 Elizabeth Avenue Capel Sound VIC 3940	\$417,000	06-Aug-19
8/21A Howqua Drive Capel Sound VIC 3940	\$390,000	12-Jun-19
1/137 Boneo Road Rosebud VIC 3939	\$410,000	29-Mar-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.~~

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GRANGER

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2/68 Elizabeth Avenue Capel Sound VIC 3940

2 1 1

Sold Price

\$417,000

Sold Date **06-Aug-19**

Distance **0.68km**



8/21A Howqua Drive Capel Sound VIC 3940

2 1 1

Sold Price

\$390,000

Sold Date **12-Jun-19**

Distance **0.99km**



1/137 Boneo Road Rosebud VIC 3939

2 1 1

Sold Price

\$410,000

Sold Date **29-Mar-19**

Distance **2.01km**

RS = Recent sale

UN = Undisclosed Sale

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