

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 NERRIN STREET 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

\$1,025,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2024

to

31 Jan 2025

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

5 WOYNA AVENUE CAPEL SOUND VIC 3940	\$950,000	29-Oct-24
60 TRUEMANS ROAD TOOTGAROOK VIC 3941	\$865,000	04-Sep-24
42 ROSE STREET CAPEL SOUND VIC 3940	\$881,000	06-Feb-25

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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**5 WOYNA AVENUE CAPEL SOUND
VIC 3940**

4 1 2

Sold Price **\$950,000** Sold Date **29-Oct-24**

Distance **0.41km**



**60 TRUEMANS ROAD
TOOTGAROOK VIC 3941**

3 1 -

Sold Price **\$865,000** Sold Date **04-Sep-24**

Distance **0.64km**



**42 ROSE STREET CAPEL SOUND
VIC 3940**

3 2 -

Sold Price ^{RS} **\$881,000** Sold Date **06-Feb-25**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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