

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

4/37 Truemans Road 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jan 2019

to

31 Dec 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

1/37 Truemans Road Capel Sound VIC 3940	\$605,000	14-Nov-19
1/1773 Point Nepean Road Capel Sound VIC 3940	\$685,000	10-Oct-19
1/3 Brendel Street Capel Sound VIC 3940	\$630,000	15-Aug-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

Mike O'Neill

M 0428 548 201

E mike.oneill@granger.com.au



**1/37 Truemans Road Capel Sound
VIC 3940**

3 2 2

Sold Price

\$605,000

Sold Date

14-Nov-19

Distance

0.02km



**1/1773 Point Nepean Road Capel
Sound VIC 3940**

3 2 2

Sold Price

\$685,000

Sold Date

10-Oct-19

Distance

0.25km



**1/3 Brendel Street Capel Sound VIC
3940**

3 2 2

Sold Price

\$630,000

Sold Date

15-Aug-19

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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