

## 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

21 THE GALLEY CAPEL SOUND VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$639,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,500

Property type

House

Suburb

Capel Sound

Period-from

01 Sep 2022

to

31 Aug 2023

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 THE HELM CAPEL SOUND VIC 3940	\$680,000	07-Jun-23
315 EASTBOURNE ROAD CAPEL SOUND VIC 3940	\$640,000	15-Mar-23
38A BANKSIA PLACE ROSEBUD VIC 3939	\$629,000	29-Apr-23

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: 04 September 2023


**1 THE HELM CAPEL SOUND VIC 3940**
 2  1  1

Sold Price

**\$680,000**

Sold Date

**07-Jun-23**

Distance

**0.16km**

**315 EASTBOURNE ROAD CAPEL SOUND VIC 3940**
 2  2  2

Sold Price

**\$640,000**

Sold Date

**15-Mar-23**

Distance

**0.85km**

**38A BANKSIA PLACE ROSEBUD VIC 3939**
 2  1  1

Sold Price

**\$629,000**

Sold Date

**29-Apr-23**

Distance

**2.24km**

**36A BANKSIA PLACE ROSEBUD VIC 3939**
 2  1  1

Sold Price

**\$675,000**

Sold Date

**03-Jun-23**

Distance

**2.25km**

RS = Recent sale

UN = Undisclosed Sale

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