

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

1/307-311 Eastbourne 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

House

Suburb

Capel Sound

Period-from

01 Sep 2018

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 2/24 Mirriam Avenue Capel Sound VIC 3940 | \$633,000 | 29-Aug-19 |
| 1/3 Brendel Street Capel Sound VIC 3940 | \$630,000 | 15-Aug-19 |
| 3/131 Boneo Road Rosebud VIC 3939 | \$575,000 | 28-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.~~

This Statement of Information was prepared on: 19 September 2019

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2/24 Mirriam Avenue Capel Sound VIC 3940

Sold Price

^{RS}

\$633,000

Sold Date

29-Aug-19

3

2

2

Distance

0.43km



1/3 Brendel Street Capel Sound VIC 3940

Sold Price

^{RS}

\$630,000

Sold Date

15-Aug-19

3

2

2

Distance

0.55km



3/131 Boneo Road Rosebud VIC 3939

Sold Price

^{RS}

\$575,000

Sold Date

28-Aug-19

3

2

2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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