

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

6 Broadway 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,000

Property type

Other

Suburb

Capel Sound

Period-from

01 Mar 2020

to

28 Feb 2021

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

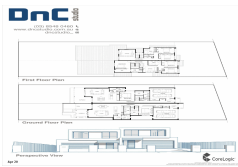
Date of sale

14 Florence Avenue Capel Sound VIC 3940	\$695,000	08-Dec-20
10 Woyna Avenue Capel Sound VIC 3940	\$875,000	26-Feb-21
29 Barry Street Tootgarook VIC 3941	\$635,000	12-Jan-21

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: 11 March 2021



14 Florence Avenue Capel Sound VIC 3940

Sold Price

^{RS}

\$695,000

Sold Date

08-Dec-20

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Distance

0.28km



10 Woyna Avenue Capel Sound VIC 3940

Sold Price

^{RS}

\$875,000

Sold Date

26-Feb-21

 -  -  -

Distance

0.31km



29 Barry Street Tootgarook VIC 3941

Sold Price

^{RS}

\$635,000

Sold Date

12-Jan-21

 -  -  -

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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