

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 Mirriam Avenue 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

\$1,035,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Land

Suburb

Capel Sound

Period-from

01 Feb 2021

to

31 Jan 2022

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

Address of comparable property	Price	Date of sale
1 McCombe Street Rosebud VIC 3939	\$1,050,000	19-Aug-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: 24 February 2022



1 McCombe Street Rosebud VIC 3939

 3  1  4

Sold Price

\$1,050,000

Sold Date

19-Aug-21

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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