

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

1/37 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Oct 2018

to

30 Sep 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

2/37 Truemans Road Capel Sound VIC 3940	\$575,000	27-Aug-19
1/1773 Point Nepean Road Capel Sound VIC 3940	\$685,000	24-Sep-19
2/1669 Point Nepean Road Capel Sound VIC 3940	\$615,000	20-Sep-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

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**2/37 Truemans Road Capel Sound
VIC 3940**

3 2 2

Sold Price

^{RS} **\$575,000** ^{UN}

Sold Date **27-Aug-19**

Distance **0.02km**



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

3 2 2

Sold Price

^{RS} **\$685,000**

Sold Date **24-Sep-19**

Distance **0.23km**



**2/1669 Point Nepean Road Capel
Sound VIC 3940**

3 2 2

Sold Price

^{RS} **\$615,000**

Sold Date **20-Sep-19**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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