

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

4 Karoonda Street 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Capel Sound

Period-from

01 Apr 2020

to

31 Mar 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

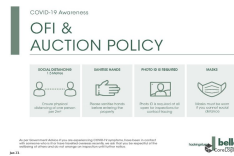
Date of sale

9 Illaroo Street Capel Sound VIC 3940	\$635,500	20-Mar-21
19 Barragowa Drive Capel Sound VIC 3940	\$600,000	28-Nov-20
2 Ella Crescent Capel Sound VIC 3940	\$580,000	08-Nov-20

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: 06 April 2021



9 Illaroo Street Capel Sound VIC 3940

3 1 1

Sold Price

^{RS} **\$635,500**

Sold Date **20-Mar-21**

Distance **0.09km**



19 Barragowa Drive Capel Sound VIC 3940

3 1 5

Sold Price

\$600,000

Sold Date **28-Nov-20**

Distance **0.29km**



2 Ella Crescent Capel Sound VIC 3940

3 1 1

Sold Price

\$580,000

Sold Date **08-Nov-20**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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