

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 BROADWAY, CAPEL SOUND, VIC 3940

 -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$550,000 to \$600,000**

MEDIAN SALE PRICE



CAPEL SOUND, VIC, 3940

Suburb Median Sale Price (Unit)

\$430,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2/24 GRENVILLE GR, CAPEL SOUND, VIC 3940

 2  1  1

Sale Price

***\$529,000**

Sale Date: 11/11/2017

Distance from Property: 311m



2/24 BROADWAY, CAPEL SOUND, VIC 3940

 -  -  -

Sale Price

\$570,000

Sale Date: 30/06/2017

Distance from Property: 161m



2/32 KINGFISHER AVE, CAPEL SOUND, VIC

 3  2  2

Sale Price

\$530,000

Sale Date: 27/05/2017

Distance from Property: 723m



This report has been compiled on 28/11/2017 by Real Estate Alliance Victoria Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 BROADWAY, CAPEL SOUND, VIC 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$430,000

House

Unit

X


Suburb

CAPEL SOUND

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 GRENVILLE GR, CAPEL SOUND, VIC 3940	*\$529,000	11/11/2017
2/24 BROADWAY, CAPEL SOUND, VIC 3940	\$570,000	30/06/2017
2/32 KINGFISHER AVE, CAPEL SOUND, VIC 3940	\$530,000	27/05/2017