

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

3 CAIN 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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Capel Sound

Period-from

01 Jun 2022

to

31 May 2023

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

11 WINGARA DRIVE CAPEL SOUND VIC 3940	\$810,000	10-Jan-23
12 ALLAMBI AVENUE CAPEL SOUND VIC 3940	\$720,000	16-Dec-22
19 ATTUNA CRESCENT CAPEL SOUND VIC 3940	\$830,000	12-Apr-23

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: 13 June 2023



11 WINGARA DRIVE CAPEL SOUND VIC 3940

Sold Price

\$810,000

Sold Date

10-Jan-23

3

2

2

Distance

0.1km



12 ALLAMBI AVENUE CAPEL SOUND VIC 3940

Sold Price

\$720,000

Sold Date

16-Dec-22

3

2

1

Distance

0.25km



19 ATTUNA CRESCENT CAPEL SOUND VIC 3940

Sold Price

\$830,000

Sold Date

12-Apr-23

4

2

2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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