

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

39 Kingfisher 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

\$1,075,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Capel Sound

Period-from

01 Jan 2021

to

31 Dec 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

44A Truemans Road Tootgarook VIC 3941	\$1,245,000	06-Nov-21
11 Kingfisher Avenue Capel Sound VIC 3940	\$1,551,000	19-Nov-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: 12 January 2022



**44A Truemans Road Tootgarook
VIC 3941**

3 2 2

Sold Price ^{RS} **\$1,245,000** Sold Date **06-Nov-21**

Distance **0.48km**



**11 Kingfisher Avenue Capel Sound
VIC 3940**

4 2 2

Sold Price ^{RS} **\$1,551,000** Sold Date **19-Nov-21**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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