

## 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

61 CAPE SCHANCK ROAD CAPE SCHANCK VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,325,000

&

\$2,500,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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

35 BROWNS ROAD MAIN RIDGE VIC 3928	\$2,100,000	16-Jan-24
7 BOURKE ROAD RED HILL VIC 3937	\$2,750,000	21-Nov-23
2750 FRANKSTON-FLINDERS ROAD BALNARRING VIC 3926	\$2,150,000	10-Nov-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: 25 January 2024



35 BROWNS ROAD MAIN RIDGE VIC 3928

7

3

5

Sold Price

RS

\$2,100,000

Sold Date

16-Jan-24

Distance

8.03km

7 BOURKE ROAD RED HILL VIC 3937

4

2

4

Sold Price

\$2,750,000

Sold Date

21-Nov-23

Distance

13.32km

2750 FRANKSTON-FLINDERS ROAD BALNARRING VIC 3926

3

3

-

Sold Price

RS

\$2,150,000

UN

Sold Date

10-Nov-23

Distance

24.91km

RS = Recent sale

UN = Undisclosed Sale

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