Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	70 Tarwarri Avenue, Capel Sound Vic 3940
Including suburb and	•
postcode	

Indicative selling price

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

&	\$600,000
	&

Median sale price

Median price \$720,810	Pro	operty Type Ho	use	Suburb	Capel Sound
Period - From 01/10/202	20 to	30/09/2021	Sou	rce REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	18 Barragowa Dr CAPEL SOUND 3940	\$630,000	24/06/2021
2	75 First Av ROSEBUD 3939	\$610,000	21/07/2021
3	224 Eastbourne Rd ROSEBUD 3939	\$585,000	25/05/2021

OR

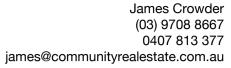
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/11/2021 14:21



Date of sale





Indicative Selling Price \$570,000 - \$600,000 **Median House Price**

Year ending September 2021: \$720,810



Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx

Agent Comments

Comparable Properties



18 Barragowa Dr CAPEL SOUND 3940

(REI/VG)

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Price: \$630,000 Method: Private Sale Date: 24/06/2021

Property Type: House (Res) Land Size: 586 sqm approx

Agent Comments



75 First Av ROSEBUD 3939 (REI/VG)

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Price: \$610.000 Method: Private Sale Date: 21/07/2021 Property Type: House Land Size: 378 sqm approx **Agent Comments**



224 Eastbourne Rd ROSEBUD 3939 (VG)



Price: \$585,000 Method: Sale Date: 25/05/2021

Property Type: House (Res) Land Size: 610 sqm approx

Agent Comments

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



