

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

70 Tarwarri Avenue, Capel Sound Vic 3940

Indicative selling price

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

Range between

\$570,000

&

\$600,000

Median sale price

Median price

\$720,810

Property Type

House

Suburb

Capel Sound

Period - From

01/10/2020

to

30/09/2021

Source

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	Price	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

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Indicative Selling Price

\$570,000 - \$600,000

Median House Price

Year ending September 2021: \$720,810



3 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



18 Barragowa Dr CAPEL SOUND 3940 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 24/06/2021

Property Type: House (Res)

Land Size: 586 sqm approx



75 First Av ROSEBUD 3939 (REI/VG)

Agent Comments

3 1 2

Price: \$610,000

Method: Private Sale

Date: 21/07/2021

Property Type: House

Land Size: 378 sqm approx



224 Eastbourne Rd ROSEBUD 3939 (VG)

Agent Comments

3 - -

Price: \$585,000

Method: Sale

Date: 25/05/2021

Property Type: House (Res)

Land Size: 610 sqm approx