

## 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

144 Boneo Road Capel Sound VIC 3940

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$566,000

Property type

House

Suburb

Capel Sound

Period-from

01 Mar 2020

to

28 Feb 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

6 Attuna Crescent Capel Sound VIC 3940	\$575,000	23-Feb-21
9 Tarwarri Avenue Capel Sound VIC 3940	\$656,500	01-Mar-21
19 Barragowa Drive Capel Sound VIC 3940	\$600,000	28-Nov-20

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: 10 March 2021



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**6 Attuna Crescent Capel Sound VIC 3940**

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date

**23-Feb-21**



3



1



3

Distance

**0.15km**



**9 Tarwarri Avenue Capel Sound VIC 3940**

Sold Price

<sup>RS</sup>

**\$656,500**

Sold Date

**01-Mar-21**



3



1



4

Distance

**0.2km**



**19 Barragowa Drive Capel Sound VIC 3940**

Sold Price

**\$600,000**

Sold Date

**28-Nov-20**



3



1



5

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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