

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 22 Kingfisher Avenue, Capel Sound

Indicative selling price

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

Single price or range between \$870,000 & \$950,000

Median sale price

Median price \$885,000 Property type House Suburb Capel Sound

Period - From 1/10/2021 to 31/12/2021 Source REIV

Comparable property sales

- 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. 6 Kingfisher Avenue, Capel Sound	\$850,000	Jan 2022
2. 78 Swans Way, Capel Sound	\$900,168	Feb 2022
3. 39 Kingfisher Avenue, Capel Sound	\$1,175,000	Feb 2022

This Statement of Information was prepared on: 16/2/2022