

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

56 CASUARINA DRIVE CAPE SCHANCK VIC 3939

Indicative selling price

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

Single Price

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Cape Schanck

Period-from

01 Mar 2022

to

28 Feb 2023

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

34 CASUARINA DRIVE CAPE SCHANCK VIC 3939	\$2,310,000	22-Jul-22
12 INGLIS COURT CAPE SCHANCK VIC 3939	\$2,250,000	06-Dec-22
2/2 HARWOOD ROAD CAPE SCHANCK VIC 3939	\$1,255,533	27-Oct-22

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: 14 March 2023


**34 CASUARINA DRIVE CAPE
SCHANCK VIC 3939**
 1  3  3

 Sold Price **\$2,310,000** Sold Date **22-Jul-22**

 Distance **0.43km**

**12 INGLIS COURT CAPE SCHANCK
VIC 3939**
 3  2  3

 Sold Price **\$2,250,000** Sold Date **06-Dec-22**

 Distance **0.51km**

**2/2 HARWOOD ROAD CAPE
SCHANCK VIC 3939**
 3  2  1

 Sold Price **\$1,255,533** Sold Date **27-Oct-22**

 Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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