

## 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

1/47 GRENVILLE GROVE CAPEL SOUND VIC 3940

### Indicative selling price

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

Single Price

\$900,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,500

Property type

House

Suburb

Capel Sound

Period-from

01 Sep 2022

to

31 Aug 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

8A LYME COURT CAPEL SOUND VIC 3940	\$887,500	26-Jul-23

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: 07 September 2023



**8A LYME COURT CAPEL SOUND  
VIC 3940**

 4  2  2

Sold Price

<sup>RS</sup>

**\$887,500**

Sold Date

**26-Jul-23**

Distance

**0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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