

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

2/9 Chatfield Avenue Capel Sound VIC 3940

Indicative selling price

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

Single Price

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Apr 2019

to

31 Mar 2020

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

1/48 Broadway Capel Sound VIC 3940	\$495,000	02-Mar-20
1/314 Eastbourne Road Rosebud VIC 3939	\$485,000	17-Dec-19
104 Fifth Avenue Rosebud VIC 3939	\$484,000	24-Mar-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: 24 April 2020



1/48 Broadway Capel Sound VIC 3940

 3  1  2

Sold Price

\$495,000

Sold Date **02-Mar-20**

Distance

1.2km



1/314 Eastbourne Road Rosebud VIC 3939

 3  1  2

Sold Price

\$485,000

Sold Date **17-Dec-19**

Distance

1.37km



104 Fifth Avenue Rosebud VIC 3939

 3  1  2

Sold Price

^{RS} **\$484,000**

Sold Date **24-Mar-20**

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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