

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

17 JOHNSON STREET 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,075

Property type

House

Suburb

Capel Sound

Period-from

01 Sep 2021

to

31 Aug 2022

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

16 MURROWONG AVENUE ROSEBUD VIC 3939	\$730,000	09-Apr-22
23/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$670,000	16-Aug-22
14 THE HELM CAPEL SOUND VIC 3940	\$715,000	18-May-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: 17 September 2022



**16 MURROWONG AVENUE
 ROSEBUD VIC 3939**

 2  1  2

Sold Price **\$730,000** Sold Date **09-Apr-22**

Distance **0.97km**



**23/1559 POINT NEPEAN ROAD
 CAPEL SOUND VIC 3940**

 2  1  1

Sold Price ^{RS} **\$670,000** Sold Date **16-Aug-22**

Distance **0.09km**



**14 THE HELM CAPEL SOUND VIC
 3940**

 2  1  2

Sold Price **\$715,000** Sold Date **18-May-22**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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