

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

1/17 Rose 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jun 2019

to

31 May 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

2/4 Grenville Grove Capel Sound VIC 3940	\$720,000	27-Jan-19
33 Violet Street Capel Sound VIC 3940	\$690,000	02-Jun-20
6 Rose Street Capel Sound VIC 3940	\$835,000	24-Feb-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: 05 June 2020



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**2/4 Grenville Grove Capel Sound
VIC 3940**

3 2 2

Sold Price

\$720,000

Sold Date

27-Jan-19

Distance

0.16km



**33 Violet Street Capel Sound VIC
3940**

3 2 2

Sold Price

^{RS} **\$690,000** ^{UN}

Sold Date

02-Jun-20

Distance

0.3km



**6 Rose Street Capel Sound VIC
3940**

3 2 2

Sold Price

\$835,000

Sold Date

24-Feb-20

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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