

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

8 Sheoak 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

or range
between

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,120

Property type

House

Suburb

Capel Sound

Period-from

01 Dec 2020

to

30 Nov 2021

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

67 Elizabeth Avenue Capel Sound VIC 3940	\$950,000	23-Oct-21
34 Baybreeze Court Capel Sound VIC 3940	\$920,500	27-Sep-21
73 Wingara Drive Capel Sound VIC 3940	\$850,000	05-Aug-21

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: 02 December 2021



67 Elizabeth Avenue Capel Sound VIC 3940

4 2 2

Sold Price

^{RS} \$950,000

Sold Date

23-Oct-21

Distance

0.64km



34 Baybreeze Court Capel Sound VIC 3940

4 2 3

Sold Price

^{RS} \$920,500

Sold Date

27-Sep-21

Distance

0.86km



73 Wingara Drive Capel Sound VIC 3940

4 2 2

Sold Price

\$850,000

Sold Date

05-Aug-21

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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