

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

2/32 Staughton 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

\$790,000

&

\$896,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Aug 2020

to

31 Jul 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

2/7 Florence Avenue Capel Sound VIC 3940	\$826,000	09-May-21
4/34 Staughton Avenue Capel Sound VIC 3940	\$830,000	23-Jun-21
7A Wynne Street Capel Sound VIC 3940	\$956,000	01-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.

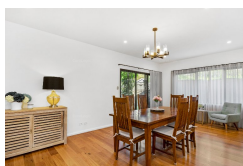
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**2/7 Florence Avenue Capel Sound
VIC 3940**

Sold Price

\$826,000

Sold Date

09-May-21

3



2



2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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