

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

2/307 EASTBOURNE ROAD 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/8 DOTTEREL COURT CAPEL SOUND VIC 3940	\$735,000	22-Dec-23
11A FLORENCE AVENUE CAPEL SOUND VIC 3940	\$720,000	16-Mar-24
2/28 FLORENCE AVENUE CAPEL SOUND VIC 3940	\$750,000	17-Feb-24

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: 29 April 2024

**1/8 DOTTEREL COURT CAPEL
SOUND VIC 3940**

3 2 4

Sold Price **\$735,000** Sold Date **22-Dec-23**Distance **1.15km****11A FLORENCE AVENUE CAPEL
SOUND VIC 3940**

3 2 3

Sold Price ^{RS} **\$720,000** Sold Date **16-Mar-24**Distance **1.25km****2/28 FLORENCE AVENUE CAPEL
SOUND VIC 3940**

3 2 1

Sold Price ^{RS} **\$750,000** Sold Date **17-Feb-24**Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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