

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 Silver Wattle Close 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

\$629,000

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 Feb 2019

to

31 Jan 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

24 Corsair Ridge Capel Sound VIC 3940	\$595,000	23-Jun-19
52 Curlew Drive Capel Sound VIC 3940	\$650,000	26-Jan-20
10 Boronia Avenue Capel Sound VIC 3940	\$605,000	19-Aug-19

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 February 2020


24 Corsair Ridge Capel Sound VIC 3940
 3  2  1

Sold Price

\$595,000

Sold Date

23-Jun-19

Distance

0.21km

52 Curlew Drive Capel Sound VIC 3940
 6  3  5

Sold Price

\$650,000

Sold Date

26-Jan-20

Distance

0.54km

10 Boronia Avenue Capel Sound VIC 3940
 3  1  1

Sold Price

\$605,000

Sold Date

19-Aug-19

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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