

## 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

1/32 Kingfisher Avenue Capel Sound VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Sep 2018

to

31 Aug 2019

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

4/99 Swans Way Capel Sound VIC 3940	\$550,000	14-Jun-19
2/37 Truemans Road Capel Sound VIC 3940	\$575,000	27-Aug-19
7A Woyna Avenue Capel Sound VIC 3940	\$525,000	29-Mar-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: 13 September 2019

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**4/99 Swans Way Capel Sound VIC 3940**

Sold Price

**\$550,000**

Sold Date

**14-Jun-19**

3

2

2

Distance

**0.34km**



**2/37 Truemans Road Capel Sound VIC 3940**

Sold Price

**\$575,000<sup>UN</sup>**

Sold Date

**27-Aug-19**

3

2

2

Distance

**0.71km**



**7A Woyna Avenue Capel Sound VIC 3940**

Sold Price

**\$525,000**

Sold Date

**29-Mar-19**

3

1

1

Distance

**0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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