

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27/1 CHATFIELD AVENUE, CAPEL SOUND,** 2 1 -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$435,000 to \$455,000**

## MEDIAN SALE PRICE



### Suburb Median Sale Price (Unit)

**\$390,000**

01 July 2016 to 30 June 2017

Provided by:

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**7/1 CHATFIELD AVE, CAPEL SOUND, VIC 3940** 2 - -

### Sale Price

**\$435,000**

Sale Date: 20/04/2017

Distance from Property: 0m



**1663, CAPEL SOUND, VIC 3940**

2 1 1

### Sale Price

**Price Withheld**

Sale Date: 17/07/2017

Distance from Property: 236m



**3/15 CAIRNS AVE, ROSEBUD, VIC 3939**

2 1 1

### Sale Price

**\$485,000**

Sale Date: 29/05/2017

Distance from Property: 831m



This report has been compiled on 22/08/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

27/1 CHATFIELD 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)

Price Range:

\$435,000 to \$455,000

### Median sale price

Median price

\$390,000

House

Unit

X

Suburb

CAPEL SOUND

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|------------------------------------------|----------------|--------------|
| 7/1 CHATFIELD AVE, CAPEL SOUND, VIC 3940 | \$435,000      | 20/04/2017   |
| 1663, CAPEL SOUND, VIC 3940              | Price Withheld | 17/07/2017   |
| 3/15 CAIRNS AVE, ROSEBUD, VIC 3939       | \$485,000      | 29/05/2017   |