

STATEMENT OF INFORMATION

1A ORANA CRESCENT, CAPEL SOUND, VIC 3940

PREPARED BY SUSAN CLAVIN, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A ORANA CRESCENT, CAPEL SOUND,

2 1 2

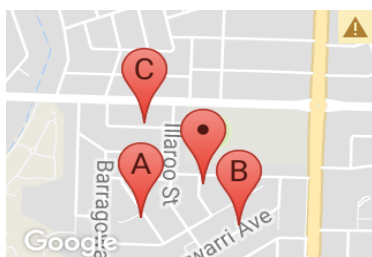
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$530,000 to \$580,000

Provided by: Susan Clavin, eview Group Southern Peninsula

MEDIAN SALE PRICE



CAPEL SOUND, VIC, 3940

Suburb Median Sale Price (House)

\$550,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



18 WYUNA ST, CAPEL SOUND, VIC 3940

2 1 1

Sale Price

****\$530,000**

Sale Date: 30/03/2018

Distance from Property: 237m



18 TARWARRI AVE, CAPEL SOUND, VIC 3940

2 1 1

Sale Price

\$460,000

Sale Date: 29/01/2018

Distance from Property: 186m



8 KOLINDA CRES, CAPEL SOUND, VIC 3940

2 1 1

Sale Price

\$565,000

Sale Date: 17/03/2018

Distance from Property: 290m



This report has been compiled on 04/06/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - 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

1A ORANA CRESCENT, CAPEL SOUND, VIC 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$530,000 to \$580,000

Median sale price

Median price

\$550,000

House

X

Unit


Suburb

CAPEL SOUND

Period

01 April 2017 to 31 March 2018

Source



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
18 WYUNA ST, CAPEL SOUND, VIC 3940	**\$530,000	30/03/2018
18 TARWARRI AVE, CAPEL SOUND, VIC 3940	\$460,000	29/01/2018
8 KOLINDA CRES, CAPEL SOUND, VIC 3940	\$565,000	17/03/2018