

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

6/1 Chatfield Avenue 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Dec 2020

to

30 Nov 2021

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

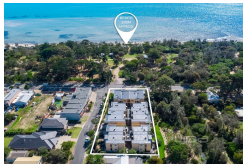
Date of sale

12/1 Chatfield Avenue Capel Sound VIC 3940	\$546,000	03-Jul-21
27/1 Chatfield Avenue Capel Sound VIC 3940	\$538,000	13-Aug-21

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: 07 December 2021



12/1 Chatfield Avenue Capel Sound VIC 3940 Sold Price **\$546,000** Sold Date **03-Jul-21**

 2  1  1 Distance -



27/1 Chatfield Avenue Capel Sound VIC 3940 Sold Price **\$538,000** Sold Date **13-Aug-21**

 2  1  - Distance -

RS = Recent sale UN = Undisclosed Sale

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