

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

17/1 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Mar 2020

to

28 Feb 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

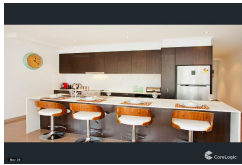
Date of sale

1587 Point Nepean Road Capel Sound VIC 3940	\$512,000	18-Dec-20
2/1591 Point Nepean Road Capel Sound VIC 3940	\$470,000	24-Dec-20

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: 30 March 2021



1587 Point Nepean Road Capel Sound VIC 3940

2 1 1

Sold Price

\$512,000

Sold Date **18-Dec-20**

Distance

-



2/1591 Point Nepean Road Capel Sound VIC 3940

2 1 2

Sold Price

\$470,000

Sold Date **24-Dec-20**

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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