

## 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

8 Tern 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

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2019

to

31 Jan 2020

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

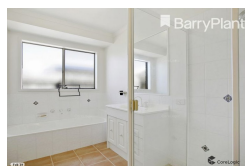
Date of sale

2 St Elmos Close Capel Sound VIC 3940	\$550,000	01-Apr-19
3 The Avenue Capel Sound VIC 3940	\$530,000	15-Oct-19
21 Acheron Avenue Tootgarook VIC 3941	\$540,000	18-Nov-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: 05 February 2020



### 2 St Elmos Close Capel Sound VIC 3940

3 2 2

Sold Price **\$550,000** Sold Date **01-Apr-19**

Distance **0.98km**



### 3 The Avenue Capel Sound VIC 3940

4 2 2

Sold Price **\$530,000** Sold Date **15-Oct-19**

Distance **0.32km**



### 21 Acheron Avenue Tootgarook VIC 3941

3 1 2

Sold Price <sup>RS</sup> **\$540,000** Sold Date **18-Nov-19**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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