

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

11 CAIN STREET 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Nov 2021

to

31 Oct 2022

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

3/15 CAIRNS AVENUE ROSEBUD VIC 3939	\$710,000	09-Aug-22
15/152 EASTBOURNE ROAD ROSEBUD VIC 3939	\$640,000	11-Jun-22
2/42 GRENVILLE GROVE CAPEL SOUND VIC 3940	\$663,500	26-Oct-22

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: 02 November 2022


**3/15 CAIRNS AVENUE ROSEBUD
VIC 3939**
 2  1  2

Sold Price

\$710,000

 Sold Date **09-Aug-22**

Distance

0.88km

**15/152 EASTBOURNE ROAD
ROSEBUD VIC 3939**
 2  1  1

Sold Price

\$640,000

 Sold Date **11-Jun-22**

Distance

1.94km

**2/42 GRENVILLE GROVE CAPEL
SOUND VIC 3940**
 2  2  1

Sold Price

^{RS} **\$663,500**

 Sold Date **26-Oct-22**

Distance

1.87km
RS = Recent sale

UN = Undisclosed Sale

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