

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

3/38 Florence 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Nov 2020

to

31 Oct 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

1/80 Swans Way Capel Sound VIC 3940	\$715,000	31-Oct-21
2/26 Kingfisher Avenue Capel Sound VIC 3940	\$760,000	13-Jul-21
2/32 Staughton Avenue Capel Sound VIC 3940	\$850,000	17-Nov-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: 29 November 2021

SHORELINE

REAL ESTATE

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	1/80 Swans Way Capel Sound VIC 3940  3  1  1	Sold Price	RS \$715,000	Sold Date	31-Oct-21
				Distance	0.46km
	2/26 Kingfisher Avenue Capel Sound VIC 3940  3  2  2	Sold Price	\$760,000	Sold Date	13-Jul-21
				Distance	0.51km
	2/32 Staughton Avenue Capel Sound VIC 3940  3  2  2	Sold Price	RS \$850,000	Sold Date	17-Nov-21
				Distance	0.18km

RS = Recent sale

UN = Undisclosed Sale

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