

## 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 Muir Court 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

\$785,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,120

Property type

House

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

6 Balaka Street Capel Sound VIC 3940	\$780,000	25-Sep-21
14 Rae Street Capel Sound VIC 3940	\$720,000	29-Jun-21
24 Karoonda Street Capel Sound VIC 3940	\$775,500	17-Jul-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: 09 December 2021


**6 Balaka Street Capel Sound VIC 3940**
 3  1  2

 Sold Price **\$780,000** Sold Date **25-Sep-21**

 Distance **0.21km**

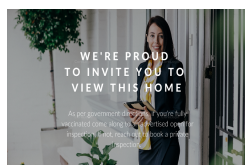
**14 Rae Street Capel Sound VIC 3940**
 2  2  2

 Sold Price **\$720,000** Sold Date **29-Jun-21**

 Distance **0.24km**

**24 Karoonda Street Capel Sound VIC 3940**
 3  1  3

 Sold Price **\$775,500** Sold Date **17-Jul-21**

 Distance **0.35km**

**3 Barragowa Drive Capel Sound VIC 3940**
 2  1  2

 Sold Price <sup>RS</sup> **\$744,000** Sold Date **11-Nov-21**

 Distance **0.42km**

RS = Recent sale      UN = Undisclosed Sale

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