

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

1/3 BALAKA 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

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Apr 2023

to

31 Mar 2024

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 ROSE STREET CAPEL SOUND VIC 3940	\$775,000	17-Oct-23
2/28 FLORENCE AVENUE CAPEL SOUND VIC 3940	\$750,000	17-Feb-24
2/44 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940	\$826,000	04-Apr-24

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: 08 April 2024



3/15 ROSE STREET CAPEL SOUND VIC 3940

Sold Price

\$775,000

Sold Date

17-Oct-23

3

2

2

Distance

0.85km



2/28 FLORENCE AVENUE CAPEL SOUND VIC 3940

Sold Price

^{RS} **\$750,000**

Sold Date

17-Feb-24

3

2

1

Distance

1.27km



2/44 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940

Sold Price

^{RS} **\$826,000**

Sold Date

04-Apr-24

3

2

2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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