

## 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

7 Orchid 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

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,120

Property type

House

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

19 Hakea Avenue Capel Sound VIC 3940	\$821,000	06-Mar-21
62 Barragowa Drive Capel Sound VIC 3940	\$790,000	24-Jul-21
6 Balaka Street Capel Sound VIC 3940	\$780,000	25-Sep-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: 17 November 2021



**19 Hakea Avenue Capel Sound VIC 3940**

 3  1  2

Sold Price

**\$821,000**

Sold Date

**06-Mar-21**

Distance

**0.18km**



**62 Barragowa Drive Capel Sound VIC 3940**

 3  2  2

Sold Price

**\$790,000**

Sold Date

**24-Jul-21**

Distance

**0.73km**



**6 Balaka Street Capel Sound VIC 3940**

 3  1  2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**25-Sep-21**

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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