

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

2D 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Other

Suburb

Capel Sound

Period-from

01 Feb 2020

to

31 Jan 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

2/28 Elizabeth Avenue Capel Sound VIC 3940	\$620,000	19-Oct-20
1/48 Grenville Grove Capel Sound VIC 3940	\$548,000	23-Oct-20
36D Wilkinson Street Tootgarook VIC 3941	\$592,500	09-Oct-20

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: 12 February 2021



2/28 Elizabeth Avenue Capel Sound VIC 3940

Sold Price

\$620,000

Sold Date

19-Oct-20

3

2

2

Distance

0.22km



1/48 Grenville Grove Capel Sound VIC 3940

Sold Price

\$548,000

Sold Date

23-Oct-20

3

1

2

Distance

0.34km



36D Wilkinson Street Tootgarook VIC 3941

Sold Price

\$592,500

Sold Date

09-Oct-20

3

3

2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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