

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

2 Karawa Close 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Land

Suburb

Capel Sound

Period-from

01 Oct 2020

to

30 Sep 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

172 Third Avenue Rosebud VIC 3939	\$865,000	08-Oct-21
80 Second Avenue Rosebud VIC 3939	\$872,000	01-May-21
1 First Avenue Rosebud VIC 3939	\$875,000	05-May-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.~~

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172 Third Avenue Rosebud VIC 3939

3 2 2

Sold Price

^{RS}

\$865,000

Sold Date

08-Oct-21

Distance

1.39km



80 Second Avenue Rosebud VIC 3939

4 3 1

Sold Price

\$872,000

Sold Date

01-May-21

Distance

1.54km



1 First Avenue Rosebud VIC 3939

3 2 2

Sold Price

\$875,000

Sold Date

05-May-21

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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