

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

15 ORCHID 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2023

to

31 Jan 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

5 ORCHID AVENUE CAPEL SOUND VIC 3940	\$622,000	13-Dec-23
21 THE GALLEY CAPEL SOUND VIC 3940	\$645,000	22-Sep-23
4 LYME COURT CAPEL SOUND VIC 3940	\$655,000	08-Dec-23

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: 01 February 2024



5 ORCHID AVENUE CAPEL SOUND VIC 3940

Sold Price

\$622,000

Sold Date

13-Dec-23



3



1



2

Distance

0.1km



21 THE GALLEY CAPEL SOUND VIC 3940

Sold Price

\$645,000

Sold Date

22-Sep-23



2



1



1

Distance

0.53km



4 LYME COURT CAPEL SOUND VIC 3940

Sold Price

^{RS} **\$655,000**

Sold Date

08-Dec-23



3



1



1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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