

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

8 Lyme Court 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Capel Sound

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/4 Eliza Street Capel Sound VIC 3940	\$500,000	01-Jul-20
6 Flamingo Road Capel Sound VIC 3940	\$503,000	11-Jul-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: 02 December 2020



2/4 Eliza Street Capel Sound VIC 3940

Sold Price

\$500,000

Sold Date

01-Jul-20

 3

 1

 -

Distance

0.46km



6 Flamingo Road Capel Sound VIC 3940

Sold Price

\$503,000

Sold Date

11-Jul-20

 2

 1

 1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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