

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 22 Irving Crt Capel Sound 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 \$ 700,000 & \$ 770,000

Median sale price

Median price \$ 566,000 Property type House Suburb Capel Sound 3940

Period - From Dec 2019 to 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 six 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
1. 15 Gannett Ave Capel Sound 3940	\$ 770,000	25/9/2020
2. 8 Illaroo St Capel Sound 3940	\$ 680,000	8/1/2021
3. 19 Hakea Ave Capel Sound 3940 (3 bedrooms)	\$ 821,000	6/3/2021

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 six months.

This Statement of Information was prepared on: 18/3/2021