

## 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

38 RUYTON DRIVE CAPEL SOUND VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$965,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Capel Sound

Period-from

01 Apr 2021

to

31 Mar 2022

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

22 KINGFISHER AVENUE CAPEL SOUND VIC 3940	\$961,000	20-Feb-22
10 RUSSELL STREET TOOTGAROOK VIC 3941	\$980,000	23-Feb-22
39 CURLEW DRIVE CAPEL SOUND VIC 3940	\$930,000	07-Mar-22

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 April 2022


**22 KINGFISHER AVENUE CAPEL SOUND VIC 3940**
 4  2  2

Sold Price

**\$961,000**

Sold Date

**20-Feb-22**

Distance

**0.2km**

**10 RUSSELL STREET TOOTGAROOK VIC 3941**
 3  1  2

Sold Price

**\$980,000**

Sold Date

**23-Feb-22**

Distance

**0.91km**

**39 CURLEW DRIVE CAPEL SOUND VIC 3940**
 4  2  4

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date

**07-Mar-22**

Distance

**0.98km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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