

## 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

1/22 CHATFIELD AVENUE CAPEL SOUND VIC 3940

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Aug 2023

to

31 Jul 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

1/24 MIRRIAM AVENUE CAPEL SOUND VIC 3940	\$640,000	16-May-24
1/13 FLAMINGO ROAD CAPEL SOUND VIC 3940	\$588,000	09-May-24
4/57 WINGARA DRIVE CAPEL SOUND VIC 3940	\$560,000	04-Jul-24

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: 23 August 2024

**1/24 MIRRIAM AVENUE CAPEL  
SOUND VIC 3940**

2 1 -

Sold Price **\$640,000** Sold Date **16-May-24**Distance **0.13km****1/13 FLAMINGO ROAD CAPEL  
SOUND VIC 3940**

3 1 -

Sold Price **\$588,000** Sold Date **09-May-24**Distance **0.93km****4/57 WINGARA DRIVE CAPEL  
SOUND VIC 3940**

2 1 1

Sold Price <sup>RS</sup> **\$560,000** Sold Date **04-Jul-24**Distance **1.38km****RS** = Recent sale**UN** = Undisclosed Sale

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