

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

2/42 GRENVILLE GROVE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Sep 2021

to

31 Aug 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

2/48 BROADWAY CAPEL SOUND VIC 3940	\$580,000	31-Mar-22
23/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$670,000	16-Aug-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: 19 September 2022

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**2/48 BROADWAY CAPEL SOUND
VIC 3940**

 2  1  1

Sold Price

\$580,000

Sold Date

31-Mar-22

Distance

0.26km



**23/1559 POINT NEPEAN ROAD
CAPEL SOUND VIC 3940**

 2  1  1

Sold Price

^{RS} **\$670,000**

Sold Date

16-Aug-22

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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