

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 THE GALLEY 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 THE GALLEY CAPEL SOUND VIC 3940	\$812,500	26-Jun-21
1/19 FLAMINGO ROAD CAPEL SOUND VIC 3940	\$720,000	05-Nov-21
8 THE HELM CAPEL SOUND VIC 3940	\$710,000	30-Sep-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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2 THE GALLEY CAPEL SOUND VIC 3940

3 1 2

Sold Price

\$812,500

Sold Date

26-Jun-21

Distance

0.02km



1/19 FLAMINGO ROAD CAPEL SOUND VIC 3940

3 2 1

Sold Price

^{RS} **\$720,000**

Sold Date

05-Nov-21

Distance

0.44km



8 THE HELM CAPEL SOUND VIC 3940

2 1 1

Sold Price

\$710,000

Sold Date

30-Sep-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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