

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

14/1 Chatfield Avenue 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

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Apr 2019

to

31 Mar 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 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

13/1 Chatfield Avenue Capel Sound VIC 3940	\$437,500	03-Dec-19
6/1 Chatfield Avenue Capel Sound VIC 3940	\$455,000	13-Nov-19
3/1591 Point Nepean Road Capel Sound VIC 3940	\$465,000	22-Feb-20

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: 21 April 2020



**13/1 Chatfield Avenue Capel Sound
VIC 3940**

Sold Price

\$437,500

Sold Date

03-Dec-19

 2

 1

 1

Distance

-



**6/1 Chatfield Avenue Capel Sound
VIC 3940**

Sold Price

\$455,000

Sold Date

13-Nov-19

 2

 1

 1

Distance

-



**3/1591 Point Nepean Road Capel
Sound VIC 3940**

Sold Price

\$465,000

Sold Date

22-Feb-20

 2

 1

 1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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