

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

6 ORANA CRESCENT 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2023

to

31 Jan 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

402 EASTBOURNE ROAD CAPEL SOUND VIC 3940	\$682,000	09-Feb-24
6 IRVING COURT CAPEL SOUND VIC 3940	\$670,000	16-Jan-24
5 ORCHID AVENUE CAPEL SOUND VIC 3940	\$622,000	13-Dec-23

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 February 2024


402 EASTBOURNE ROAD CAPEL SOUND VIC 3940

Sold Price

RS

\$682,000

Sold Date

09-Feb-24


Distance

0.36km

6 IRVING COURT CAPEL SOUND VIC 3940

Sold Price

RS

\$670,000

Sold Date

16-Jan-24


Distance

0.73km

5 ORCHID AVENUE CAPEL SOUND VIC 3940

Sold Price

\$622,000

Sold Date

13-Dec-23


Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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