

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

39 Curlew Drive 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

\$940,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,750

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2021

to

31 Jan 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

36 Baybreeze Court Capel Sound VIC 3940	\$970,000	15-Oct-21
34 Baybreeze Court Capel Sound VIC 3940	\$920,500	09-Sep-21
12 Baybreeze Court Capel Sound VIC 3940	\$985,500	23-Sep-21

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: 22 February 2022


**36 Baybreeze Court Capel Sound
VIC 3940**
 4  2  2

Sold Price

\$970,000

Sold Date

15-Oct-21

Distance

0.35km

**34 Baybreeze Court Capel Sound
VIC 3940**
 4  2  3

Sold Price

\$920,500

Sold Date

09-Sep-21

Distance

0.34km

**12 Baybreeze Court Capel Sound
VIC 3940**
 3  2  5

Sold Price

\$985,500

Sold Date

23-Sep-21

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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