

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

2/28 Elizabeth 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Other

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

3/4 Grenville Grove Capel Sound VIC 3940	\$690,000	27-Jan-20
4/37 Truemans Road Capel Sound VIC 3940	\$637,500	20-Feb-20
1/32 Kingfisher Avenue Capel Sound VIC 3940	\$540,000	18-Oct-19

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.~~

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GRANGER

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**3/4 Grenville Grove Capel Sound
VIC 3940**

1 2 2

Sold Price

\$690,000

Sold Date

27-Jan-20

Distance

0.18km



**4/37 Truemans Road Capel Sound
VIC 3940**

3 2 1

Sold Price

\$637,500

Sold Date

20-Feb-20

Distance

0.76km



**1/32 Kingfisher Avenue Capel
Sound VIC 3940**

3 2 2

Sold Price

\$540,000

Sold Date

18-Oct-19

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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