

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

2/48 BROADWAY 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Mar 2021

to

28 Feb 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

4/38 ELIZABETH AVENUE CAPEL SOUND VIC 3940	\$620,000	12-Nov-21
3/10 WILKINSON STREET TOOTGAROOK VIC 3941	\$620,000	21-Dec-21
8/6-10 WILLIAM CRESCENT CAPEL SOUND VIC 3940	\$562,500	21-Mar-22

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: 24 March 2022

SHORELINE

REAL ESTATE

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**4/38 ELIZABETH AVENUE CAPEL
SOUND VIC 3940**

2 1 1

Sold Price

\$620,000

Sold Date

12-Nov-21

Distance

0.43km



**3/10 WILKINSON STREET
TOOTGAROOK VIC 3941**

2 1 1

Sold Price

Sold Date

21-Dec-21

Distance

0.59km



**8/6-10 WILLIAM CRESCENT CAPEL
SOUND VIC 3940**

2 1 1

Sold Price

^{RS} **\$562,500**

Sold Date

21-Mar-22

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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