

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

3/37 TRUEMANS ROAD 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jan 2022

to

31 Dec 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

6/1749 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$830,000	05-Oct-22
3/30 BROADWAY CAPEL SOUND VIC 3940	\$790,000	17-Jan-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: 26 January 2023

SHORELINE

REAL ESTATE

Jim Arvanitakis

P 0359850000

M 0416267803

E jim.arvanitakis@eview.com.au



**6/1749 POINT NEPEAN ROAD
CAPEL SOUND VIC 3940**

3 2 2

Sold Price **\$830,000** Sold Date **05-Oct-22**

Distance **0.4km**



**3/30 BROADWAY CAPEL SOUND
VIC 3940**

3 2 2

Sold Price ^{RS} **\$790,000** Sold Date **17-Jan-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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