

## 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

62 Barragowa Drive Capel Sound VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,500

Property type

House

Suburb

Capel Sound

Period-from

01 Jun 2020

to

31 May 2021

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 76 Curlew Drive Capel Sound VIC 3940       | \$774,000 | 08-Jun-21 |
| 37 Curlew Drive Capel Sound VIC 3940       | \$834,800 | 14-May-21 |
| 22 Cootamundra Avenue Capel Sound VIC 3940 | \$765,000 | 28-May-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: 23 June 2021

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**76 Curlew Drive Capel Sound VIC 3940**

Sold Price

<sup>RS</sup> **\$774,000**

Sold Date

**08-Jun-21**

 4  2  2

Distance

**0.29km**



**37 Curlew Drive Capel Sound VIC 3940**

Sold Price

<sup>RS</sup> **\$834,800**

Sold Date

**14-May-21**

 4  2  2

Distance

**0.38km**



**22 Cootamundra Avenue Capel Sound VIC 3940**

Sold Price

<sup>RS</sup> **\$765,000** <sup>UN</sup>

Sold Date

**28-May-21**

 3  2  2

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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