

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

6 THE 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

\$810,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Capel Sound

Period-from

01 Apr 2023

to

31 Mar 2024

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

18 FLAMINGO ROAD CAPEL SOUND VIC 3940	\$785,000	24-Feb-24
54 FLORENCE AVENUE CAPEL SOUND VIC 3940	\$870,000	14-Nov-23
51 GRENVILLE GROVE CAPEL SOUND VIC 3940	\$760,000	02-Dec-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: 04 April 2024



**18 FLAMINGO ROAD CAPEL
SOUND VIC 3940**

2 1 2

Sold Price **\$785,000** Sold Date **24-Feb-24**

Distance **0.63km**



**54 FLORENCE AVENUE CAPEL
SOUND VIC 3940**

3 1 4

Sold Price **\$870,000** Sold Date **14-Nov-23**

Distance **0.1km**

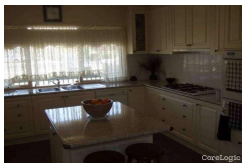


**51 GRENVILLE GROVE CAPEL
SOUND VIC 3940**

2 1 1

Sold Price **\$760,000** Sold Date **02-Dec-23**

Distance **0.24km**



**8 THE AVENUE CAPEL SOUND VIC
3940**

4 2 1

Sold Price - Sold Date **02-Aug-23**

Distance **0.02km**



**8 WYNNE STREET CAPEL SOUND
VIC 3940**

3 1 5

Sold Price **\$800,000** Sold Date **20-Jan-23**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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