

# 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 5 Cairns Ave Capel Sound 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 \$ 1,000,000 & \$ 1,200,000

### Median sale price

Median price \$ 742,500 Property type House Suburb Capel Sound 3940

Period - From Sep 2020 to Aug 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 six 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
1. 13 Dalglish Ave Capel Sound	\$ 1,106,000	11/11/2021
2. 56 Whitehead Grove Capel Sound	\$ 1,100,000	4/8/2021
3. 64 Whitehead Grove Capel Sound	\$ 997,000	26/9/2021

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 six months.~~

This Statement of Information was prepared on: 6/12/2021