

## 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

1/99 Swans Way 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

\$839,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Feb 2021

to

31 Jan 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 2 Karawa Close Capel Sound VIC 3940        | \$875,000 | 29-Nov-21 |
| 2/32 Staughton Avenue Capel Sound VIC 3940 | \$850,000 | 17-Nov-21 |
| 8A Teal Street Capel Sound VIC 3940        | \$855,000 | 13-Nov-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: 19 February 2022



**2 Karawa Close Capel Sound VIC 3940**

 3  2  2

Sold Price

**\$875,000**

Sold Date

**29-Nov-21**

Distance

**1.74km**



**2/32 Staughton Avenue Capel Sound VIC 3940**

 3  2  2

Sold Price

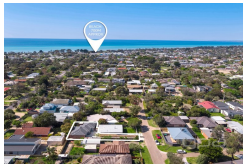
<sup>RS</sup> **\$850,000**

Sold Date

**17-Nov-21**

Distance

**0.3km**



**8A Teal Street Capel Sound VIC 3940**

 3  2  2

Sold Price

<sup>RS</sup> **\$855,000**

Sold Date

**13-Nov-21**

Distance

**0.11km**

**Notes from your agent**

BRAND NEW - never lived in, more living space, no Owners Corporation, 2 properties only, both on their own title.  
 Emotional purchase according to selling agent

**RS** = Recent sale

**UN** = Undisclosed Sale

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