

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 ALLAMBI 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,500

Property type

House

Suburb

Capel Sound

Period-from

01 Sep 2022

to

31 Aug 2023

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

45 TARWARRI AVENUE CAPEL SOUND VIC 3940	\$680,000	10-Aug-23
10 CURLEW DRIVE CAPEL SOUND VIC 3940	\$690,000	13-May-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: 23 September 2023



45 TARWARRI AVENUE CAPEL SOUND VIC 3940

3

2

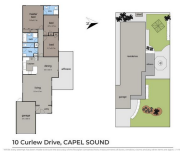
3

Sold Price

^{RS}
\$680,000

Sold Date
 10-Aug-23

Distance
 0.46km



10 CURLEW DRIVE CAPEL SOUND VIC 3940

3

2

1

Sold Price

\$690,000

Sold Date
 13-May-23

Distance
 0.55km

RS = Recent sale

 UN = Undisclosed Sale

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