

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

1/3 Balaka Street 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

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jan 2021

to

31 Dec 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

1/19 Flamingo Road Capel Sound VIC 3940	\$720,000	05-Nov-21
48 Mirriam Avenue Capel Sound VIC 3940	\$705,000	13-Jun-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: 22 January 2022

**1/19 Flamingo Road Capel Sound
VIC 3940**

3 2 1

Sold Price

^{RS}**\$720,000**

Sold Date

05-Nov-21

Distance

1.06km**48 Mirriam Avenue Capel Sound
VIC 3940**

3 2 1

Sold Price

\$705,000

Sold Date

13-Jun-21

Distance

0.14km**RS** = Recent sale**UN** = Undisclosed Sale

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