

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

2/52 Grenville Grove 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

\$435,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Oct 2020

to

30 Sep 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

1/38 Florence Avenue Capel Sound VIC 3940	\$430,000	16-Oct-20
4/14-16 Morris Street Tootgarook VIC 3941	\$484,999	11-Mar-21
1/22 Whitehead Grove Rosebud VIC 3939	\$495,000	16-Dec-20

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: 08 October 2021



**1/38 Florence Avenue Capel Sound
VIC 3940**

 2  1  1

Sold Price

\$430,000

Sold Date

16-Oct-20

Distance

0.11km



**4/14-16 Morris Street Tootgarook
VIC 3941**

 2  1  1

Sold Price

\$484,999

Sold Date

11-Mar-21

Distance

0.99km



**1/22 Whitehead Grove Rosebud VIC
3939**

 2  1  1

Sold Price

\$495,000

Sold Date

16-Dec-20

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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