

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 2/21a Howqua Dve Capel Sound 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 \$ 665,000

or range between \$

&

\$

Median sale price

Median price \$ 600,000

Property type Unit

Suburb Capel Sound 3940

Period - From Nov 2020

to

Oct 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. 1/21a Howqua Dve Capel Sound	\$ 635,000	6/12/2021
2. 3/21a Howqua Dve Capel Sound	\$ 663,000	15/2/2022
3. 3/99 Swans Way Capel Sound	\$ 630,000	21/8/2021

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: 3/3/2022