

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

6 Curlew Drive 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jan 2019

to

31 Dec 2019

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 Curlew Drive Capel Sound VIC 3940	\$460,000	17-Jun-19
28 Curlew Drive Capel Sound VIC 3940	\$560,000	30-Dec-18
21 Coleman Crescent Capel Sound VIC 3940	\$645,000	29-Oct-18

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: 14 January 2020


2 Curlew Drive Capel Sound VIC 3940
 3  1  1

 Sold Price **\$460,000** Sold Date **17-Jun-19**

 Distance **0.03km**

28 Curlew Drive Capel Sound VIC 3940
 3  2  1

 Sold Price **\$560,000** Sold Date **30-Dec-18**

 Distance **0.25km**

21 Coleman Crescent Capel Sound VIC 3940
 3  2  2

 Sold Price **\$645,000** Sold Date **29-Oct-18**

 Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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