

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

15 Gannett 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

\$769,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Land

Suburb

Capel Sound

Period-from

01 Sep 2019

to

31 Aug 2020

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

3 Eliza Street Capel Sound VIC 3940	\$705,000	08-Jan-20
20 Grenville Grove Capel Sound VIC 3940	\$790,000	21-Jan-20
47 Raymond Street Tootgarook VIC 3941	\$735,000	27-Feb-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: 22 September 2020


3 Eliza Street Capel Sound VIC 3940
 4  2  2

 Sold Price **\$705,000** Sold Date **08-Jan-20**

 Distance **0.46km**

20 Grenville Grove Capel Sound VIC 3940
 4  2  2

 Sold Price **\$790,000** Sold Date **21-Jan-20**

 Distance **0.82km**

47 Raymond Street Tootgarook VIC 3941
 4  2  2

 Sold Price **\$735,000** Sold Date **27-Feb-20**

 Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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