

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

11 CAIN 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

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jun 2022

to

31 May 2023

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

7 WHYTE STREET CAPEL SOUND VIC 3940	\$585,000	04-May-23
3/3 HOPE STREET ROSEBUD VIC 3939	\$652,500	13-May-23
270 EASTBOURNE ROAD ROSEBUD VIC 3939	\$725,000	03-Jun-23

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: 17 June 2023



**7 WHYTE STREET CAPEL SOUND
 VIC 3940**

 2  2  1

Sold Price

^{RS}

\$585,000

Sold Date **04-May-23**

Distance **0.46km**



**3/3 HOPE STREET ROSEBUD VIC
 3939**

 2  2  1

Sold Price

^{RS}

\$652,500

Sold Date **13-May-23**

Distance **0.96km**



**270 EASTBOURNE ROAD
 ROSEBUD VIC 3939**

 3  2  1

Sold Price

^{RS}

\$725,000

Sold Date **03-Jun-23**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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