

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

2/42 FLAMINGO ROAD 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Mar 2022

to

28 Feb 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

2/42 GRENVILLE GROVE CAPEL SOUND VIC 3940	\$663,500	21-Oct-22
2/32 HOWQUA DRIVE CAPEL SOUND VIC 3940	\$675,000	17-Jan-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: 25 March 2023



**2/42 GRENVILLE GROVE CAPEL
SOUND VIC 3940**

 2  2  1

Sold Price **\$663,500** Sold Date **21-Oct-22**

Distance **0.38km**



**2/32 HOWQUA DRIVE CAPEL
SOUND VIC 3940**

 3  2  1

Sold Price **\$675,000** Sold Date **17-Jan-23**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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