

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

3 Teal 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

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Capel Sound

Period-from

01 Dec 2019

to

30 Nov 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

17 McAlpin Street Tootgarook VIC 3941	\$620,000	15-Aug-20
130 Truemans Road Tootgarook VIC 3941	\$600,000	17-Jun-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: 03 December 2020

SHORELINE

REAL ESTATE

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17 McAlpin Street Tootgarook VIC 3941

Sold Price

\$620,000

Sold Date

15-Aug-20



3



1



5

Distance

0.33km



130 Truemans Road Tootgarook VIC 3941

Sold Price

\$600,000

Sold Date

17-Jun-20



3



2



2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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