

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 46 Tarwarri Ave Capel Sound 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 \$ 565,000

or range between \$

&

\$

Median sale price

Median price \$ 551,000

Property type House

Suburb Capel Sound 3940

Period - From Nov 2019

to

Oct 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 six 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
1. 57 Tarwarri Ave Capel Sound 3940	\$ 565,000	16/12/2020
2. 12 Illaroo St Capel Sound 3940	\$ 510,000	11/8/2020
3. 19 Barragowa Dve Capel Sound 3940	\$ 600,000	22/12/2020

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 six months.

This Statement of Information was prepared on: 29/1/2021