

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

4A Lyme Court 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

House

Suburb

Capel Sound

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/99 Swans Way Capel Sound VIC 3940	\$550,000	14-Jun-19
24 Corsair Ridge Capel Sound VIC 3940	\$595,000	23-Jun-19
2/37 Truemans Road Capel Sound VIC 3940	\$575,000	27-Aug-19

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: 15 October 2019



4/99 Swans Way Capel Sound VIC 3940

Sold Price

\$550,000

Sold Date

14-Jun-19

 3

 2

 2

Distance

0.47km



24 Corsair Ridge Capel Sound VIC 3940

Sold Price

\$595,000

Sold Date

23-Jun-19

 3

 2

 2

Distance

0.55km



2/37 Truemans Road Capel Sound VIC 3940

Sold Price

\$575,000^{UN}

Sold Date

27-Aug-19

 3

 2

 2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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