

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

25 Corsair Ridge 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Capel Sound

Period-from

01 May 2020

to

30 Apr 2021

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

37 Curlew Drive Capel Sound VIC 3940	\$834,800	14-May-21
13 Grenville Grove Capel Sound VIC 3940	\$835,000	05-Feb-21
14 Warranilla Avenue Rosebud VIC 3939	\$855,000	12-Dec-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.~~

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GRANGER

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37 Curlew Drive Capel Sound VIC 3940

Sold Price

^{RS}

\$834,800

Sold Date

14-May-21

4 2 2

Distance

0.56km



13 Grenville Grove Capel Sound VIC 3940

Sold Price

^{RS}

\$835,000

Sold Date

05-Feb-21

3 2 2

Distance

0.9km



14 Warranilla Avenue Rosebud VIC 3939

Sold Price

\$855,000

Sold Date

12-Dec-20

3 2 1

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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