

## 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

30 Brendel Street Capel Sound VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$629,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Capel Sound

Period-from

01 Dec 2018

to

30 Nov 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

1/3 Brendel Street Capel Sound VIC 3940	\$630,000	15-Aug-19
10 Percival Street Capel Sound VIC 3940	\$880,000	02-Nov-19
29 Whyte Street Capel Sound VIC 3940	\$550,000	02-Dec-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: 06 December 2019



**1/3 Brendel Street Capel Sound VIC 3940** Sold Price **\$630,000** Sold Date **15-Aug-19**  
 Distance **0.24km**

 3  2  2



**10 Percival Street Capel Sound VIC 3940** Sold Price <sup>RS</sup> **\$880,000** Sold Date **02-Nov-19**  
 Distance **0.28km**

 4  2  4



**29 Whyte Street Capel Sound VIC 3940** Sold Price <sup>RS</sup> **\$550,000** Sold Date **02-Dec-19**  
 Distance **0.31km**

 3  1  7

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

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