

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

5 Florence Avenue 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,500

Property type

House

Suburb

Capel Sound

Period-from

01 Jul 2020

to

30 Jun 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

30 Wingara Drive Capel Sound VIC 3940	\$817,000	08-Jul-21
1563 Point Nepean Road Capel Sound VIC 3940	\$1,700,000	03-Jul-21
18 Irving Court Capel Sound VIC 3940	\$1,050,000	08-Feb-21

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: 22 July 2021



30 Wingara Drive Capel Sound VIC 3940

Sold Price

RS

\$817,000

Sold Date

08-Jul-21

4



2



2

Distance

1.67km

1563 Point Nepean Road Capel Sound VIC 3940

Sold Price

RS

\$1,700,000

Sold Date

03-Jul-21

3



2



4

Distance

1.21km

18 Irving Court Capel Sound VIC 3940

Sold Price

\$1,050,000

Sold Date

08-Feb-21

3



3



2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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