

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

1/37 Grenville Grove 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

\$769,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Capel Sound

Period-from

01 Apr 2019

to

31 Mar 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 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

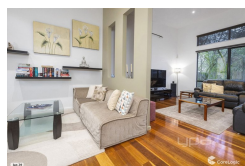
3/4 Grenville Grove Capel Sound VIC 3940	\$690,000	27-Jan-20
6 Rose Street Capel Sound VIC 3940	\$835,000	24-Feb-20

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.

This Statement of Information was prepared on: 22 April 2020

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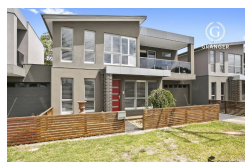


3/4 Grenville Grove Capel Sound VIC 3940

 1
  2
  2

Sold Price **\$690,000** Sold Date **27-Jan-20**

Distance **0.35km**



6 Rose Street Capel Sound VIC 3940

 3
  2
  1

Sold Price **\$835,000** Sold Date **24-Feb-20**

Distance **0.43km**

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

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