

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 PEARSON STREET 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Capel Sound

Period-from

01 Aug 2021

to

31 Jul 2022

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

8 ORANA CRESCENT CAPEL SOUND VIC 3940	\$1,015,000	16-Apr-22
32 KEITH STREET TOOTGAROOK VIC 3941	\$1,000,000	27-Apr-22
130-132 BONEO ROAD CAPEL SOUND VIC 3940	\$1,255,000	30-Apr-22

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 August 2022



**8 ORANA CRESCENT CAPEL
SOUND VIC 3940**

 3  2  2

Sold Price **\$1,015,000** Sold Date **16-Apr-22**

Distance **1.23km**



**32 KEITH STREET TOOTGAROOK
VIC 3941**

 3  2  2

Sold Price **\$1,000,000** Sold Date **27-Apr-22**

Distance **1.79km**



**130-132 BONEO ROAD CAPEL
SOUND VIC 3940**

 3  2  2

Sold Price **\$1,255,000** Sold Date **30-Apr-22**

Distance **1.6km**

RS = Recent sale UN = Undisclosed Sale

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