

## 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

393 Eastbourne Road 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

or range  
between

\$795,000

&

\$874,000

### 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

2 The Galley Capel Sound VIC 3940	\$812,500	26-Jun-21
19 Hakea Avenue Capel Sound VIC 3940	\$821,000	06-Mar-21
2/7 Florence Avenue Capel Sound VIC 3940	\$826,000	09-May-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: 05 July 2021



**2 The Galley Capel Sound VIC 3940** Sold Price <sup>RS</sup> **\$812,500** Sold Date **26-Jun-21**

 3  1  2

Distance **0.13km**



**19 Hakea Avenue Capel Sound VIC 3940** Sold Price **\$821,000** Sold Date **06-Mar-21**

 3  1  2

Distance **0.35km**



**2/7 Florence Avenue Capel Sound VIC 3940** Sold Price **\$826,000** Sold Date **09-May-21**

 3  2  2

Distance **0.41km**



**101 Cootamundra Avenue Capel Sound VIC 3940** Sold Price **\$890,000** Sold Date **15-Feb-21**

 4  2  2

Distance **0.79km**

#### Notes from your agent

further away to the beach, quieter location, somewhat larger block, 4 bedrooms, very modern



**1 Karawa Close Capel Sound VIC 3940** Sold Price **\$850,000** Sold Date **12-Feb-21**

 4  2  2

Distance **0.91km**

#### Notes from your agent

Further away from the beach, 4 bedrooms, quieter location, somewhat larger block

RS = Recent sale

UN = Undisclosed Sale

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**25 Corsair Ridge Capel Sound VIC 3940**

 3  2  2

Sold Price

**\$833,000**

Sold Date

**01-Jun-21**

Distance

**0.91km**



**38 Branson Street Rosebud VIC 3939**

 4  2  6

Sold Price

**\$865,000**

Sold Date

**10-Apr-21**

Distance

**1.63km**



**100 Truemans Road Tootgarook VIC 3941**

 3  2  1

Sold Price

<sup>RS</sup> **\$965,000**

Sold Date

**03-Jul-21**

Distance

**1.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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