

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 16 Karingal Dve Capel Sound 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 \$ 695,000

or range between \$

&

\$

Median sale price

Median price \$ 850,000

Property type House

Suburb Capel Sound 3940

Period - From Oct 2021

to

Sept 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 six 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. 12 Allambi Ave Capel Sound 3940	\$ 740,000	3/12/2022
2. 6 Allambi Ave Capel Sound 3940	\$ 682,000	24/8/2022
3. 9 Coleman Cres Capel Sound 3940	\$ 704,000	23/8/2022

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 six months.~~

This Statement of Information was prepared on: 16/1/2023