

## 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

34 Broadway 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$566,000

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2020

to

31 Jan 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 48 Cootamundra Avenue Capel Sound VIC 3940 | \$620,000 | 20-Feb-21 |
| 63 John Street Tootgarook VIC 3941         | \$735,000 | 05-Feb-21 |
| 15 Florence Avenue Capel Sound VIC 3940    | \$740,000 | 23-Jan-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: 25 February 2021



## 48 Cootamundra Avenue Capel Sound VIC 3940

3 1 1

Sold Price

<sup>RS</sup> \$620,000

Sold Date

20-Feb-21

Distance

0.57km



## 63 John Street Tootgarook VIC 3941

3 1 1

Sold Price

<sup>RS</sup> \$735,000

Sold Date

05-Feb-21

Distance

1.77km



## 15 Florence Avenue Capel Sound VIC 3940

4 1 -

Sold Price

\$740,000

Sold Date

23-Jan-21

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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