

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

1/47 FLAMINGO ROAD 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 May 2024

to

30 Apr 2025

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

1/22 SWANS WAY CAPEL SOUND VIC 3940	\$665,000	24-Feb-25
1/26 KINGFISHER AVENUE CAPEL SOUND VIC 3940	\$685,000	05-Feb-25
19A KINGFISHER AVENUE CAPEL SOUND VIC 3940	\$600,000	27-Nov-24

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: 20 May 2025

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**1/22 SWANS WAY CAPEL SOUND
VIC 3940**

Sold Price

^{RS}

\$665,000

Sold Date

24-Feb-25



3



2



2

Distance

0.21km



**1/26 KINGFISHER AVENUE CAPEL
SOUND VIC 3940**

Sold Price

\$685,000

Sold Date

05-Feb-25



3



1



2

Distance

0.15km



**19A KINGFISHER AVENUE CAPEL
SOUND VIC 3940**

Sold Price

\$600,000

Sold Date

27-Nov-24



3



2



2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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