

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 Allambi Avenue 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Capel Sound

Period-from

01 May 2020

to

30 Apr 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

12 Kingfisher Avenue Capel Sound VIC 3940	\$762,500	23-Apr-21
56 Cootamundra Avenue Capel Sound VIC 3940	\$530,000	14-Dec-20

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: 10 May 2021



12 Kingfisher Avenue Capel Sound VIC 3940

 3
  2
  2

Sold Price

RS

\$762,500

Sold Date

23-Apr-21

Distance

1.8km

56 Cootamundra Avenue Capel Sound VIC 3940

 3
  2
  4

Sold Price

\$530,000

Sold Date

14-Dec-20

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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