

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

26/1 CHATFIELD 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

\$499,000

or range
between

&

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

2/398 EASTBOURNE ROAD CAPEL SOUND VIC 3940	\$520,000	16-Dec-24
10/58 WINGARA DRIVE CAPEL SOUND VIC 3940	\$524,000	08-Feb-25
5/3 BANKSIA PLACE ROSEBUD VIC 3939	\$510,000	29-Jan-25

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: 12 May 2025



FLYNN&CO.
a smartre agency

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2/398 EASTBOURNE ROAD CAPEL SOUND VIC 3940 Sold Price **\$520,000** Sold Date **16-Dec-24**

2 1 1

Distance **0.72km**



10/58 WINGARA DRIVE CAPEL SOUND VIC 3940 Sold Price **\$524,000** Sold Date **08-Feb-25**

2 1 1

Distance **1.5km**



5/3 BANKSIA PLACE ROSEBUD VIC 3939 Sold Price **\$510,000** Sold Date **29-Jan-25**

2 1 1

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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