

## 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

3 Nerrin Street 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,500

Property type

House

Suburb

Capel Sound

Period-from

01 Jun 2020

to

31 May 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 50 Swans Way Capel Sound VIC 3940    | \$878,000   | 28-May-21 |
| 18 Irving Court Capel Sound VIC 3940 | \$1,050,000 | 08-Feb-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: 23 June 2021



### 50 Swans Way Capel Sound VIC 3940

 3
  2
  2

Sold Price

RS

**\$878,000**

Sold Date

**28-May-21**

Distance

**0.35km**

### 18 Irving Court Capel Sound VIC 3940

 3
  3
  2

Sold Price

**\$1,050,000**

Sold Date

**08-Feb-21**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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