

## 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

52 ELIZABETH AVENUE CAPEL SOUND VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

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

|   |           |           |
|---|-----------|-----------|
| 63 ELIZABETH AVENUE CAPEL SOUND VIC 3940  | \$820,000 | 31-Mar-25 |
| 10 SWANS WAY CAPEL SOUND VIC 3940         | \$749,000 | 24-Feb-24 |
| 1/54 GRENVILLE GROVE CAPEL SOUND VIC 3940 | \$785,000 | 08-Jan-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: 15 May 2025



## 63 ELIZABETH AVENUE CAPEL SOUND VIC 3940

3 2 2

Sold Price **\$820,000** Sold Date **31-Mar-25**

Distance **0.37km**



## 10 SWANS WAY CAPEL SOUND VIC 3940

3 2 2

Sold Price **\$770,000** Sold Date **24-Feb-24**

Distance **0.12km**



## 1/54 GRENVILLE GROVE CAPEL SOUND VIC 3940

3 2 1

Sold Price **\$785,000** Sold Date **08-Jan-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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