

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

6 Balaka Street 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Capel Sound

Period-from

01 Aug 2020

to

31 Jul 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

402 Eastbourne Road Capel Sound VIC 3940	\$697,000	02-Aug-21
21 Mawarra Avenue Capel Sound VIC 3940	\$687,500	10-Mar-21
144 Boneo Road Capel Sound VIC 3940	\$652,750	27-Mar-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: 30 August 2021



402 Eastbourne Road Capel Sound VIC 3940

 3  1  2

Sold Price

^{RS} **\$697,000**

Sold Date

02-Aug-21

Distance

0.38km



21 Mawarra Avenue Capel Sound VIC 3940

 3  1  2

Sold Price

\$687,500

Sold Date

10-Mar-21

Distance

0.6km



144 Boneo Road Capel Sound VIC 3940

 3  1  1

Sold Price

\$652,750

Sold Date

27-Mar-21

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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