

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

2/6 Lyme Court 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

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

3/6 Lyme Court Capel Sound VIC 3940	\$495,000	07-May-21
3/17 Rose Street Capel Sound VIC 3940	\$590,000	01-Mar-21
7/1 Chatfield Avenue Capel Sound VIC 3940	\$600,000	20-May-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: 31 August 2021



3/6 Lyme Court Capel Sound VIC 3940

 2
  1
  1

Sold Price

\$495,000

Sold Date

07-May-21

Distance

0.01km



3/17 Rose Street Capel Sound VIC 3940

 2
  1
  1

Sold Price

\$590,000

Sold Date

01-Mar-21

Distance

0.86km



7/1 Chatfield Avenue Capel Sound VIC 3940

 2
  1
  1

Sold Price

\$600,000

Sold Date

20-May-21

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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