

## 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

3/6 Lyme Court 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

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Mar 2020

to

28 Feb 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

1/6 Lyme Court Capel Sound VIC 3940	\$490,000	24-Feb-21
4/14-16 Morris Street Tootgarook VIC 3941	\$485,000	11-Mar-21
13/57 Wingara Drive Capel Sound VIC 3940	\$450,000	02-Dec-20

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: 24 March 2021



**1/6 Lyme Court Capel Sound VIC 3940**

 3
  1
  1

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date

**24-Feb-21**

Distance

**0.02km**



**4/14-16 Morris Street Tootgarook VIC 3941**

 2
  1
  1

Sold Price

<sup>RS</sup> **\$485,000** <sup>UN</sup>

Sold Date

**11-Mar-21**

Distance

**1.32km**



**13/57 Wingara Drive Capel Sound VIC 3940**

 2
  1
  1

Sold Price

**\$450,000**

Sold Date

**02-Dec-20**

Distance

**1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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