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	2/307 Eastbourne Road 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	$625,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$551,000	Property type	House	Suburb	Capel Sound
Period-from	01 Feb 2020	to	31 Jan 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
2/4 Moorfield Avenue Rosebud VIC 3939	$660,000	15-Dec-20
1/26 Warranilla Avenue Rosebud VIC 3939	$639,000	14-Jan-21
5/183 Eastbourne Road Rosebud VIC 3939	$597,500	21-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: 04 February 2021

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2/4 Moorfield Avenue Rosebud VIC 3939

3 2 2

Sold Price **$660,000** Sold Date **15-Dec-20**

Distance **0.54km**



1/26 Warranilla Avenue Rosebud VIC 3939

3 2 2

Sold Price RS **$639,000** Sold Date **14-Jan-21**

Distance **0.77km**



5/183 Eastbourne Road Rosebud VIC 3939

3 2 1

Sold Price RS **$597,500** Sold Date **21-Dec-20**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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