

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 Grenville Grove 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Capel Sound

Period-from

01 Sep 2020

to

31 Aug 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 The Galley Capel Sound VIC 3940	\$812,500	26-Jun-21
2 Sundew Avenue Capel Sound VIC 3940	\$826,550	17-Jul-21
16 Attuna Crescent Capel Sound VIC 3940	\$784,000	26-Jun-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: 02 September 2021



2 The Galley Capel Sound VIC 3940 Sold Price **\$812,500** Sold Date **26-Jun-21**

 3  1  2

Distance **0.22km**



2 Sundew Avenue Capel Sound VIC 3940 Sold Price ^{RS} **\$826,550** Sold Date **17-Jul-21**

 3  2  1

Distance **0.56km**



16 Attuna Crescent Capel Sound VIC 3940 Sold Price **\$784,000** Sold Date **26-Jun-21**

 3  2  2

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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