

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 IRVING 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

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Capel Sound

Period-from

01 Aug 2021

to

31 Jul 2022

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

8 IRVING COURT CAPEL SOUND VIC 3940	\$810,000	28-Jun-22
5 ILLAROO STREET CAPEL SOUND VIC 3940	\$790,000	02-Jun-22
1 LYNDON DRIVE ROSEBUD VIC 3939	\$750,000	23-May-22

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: 17 August 2022



**8 IRVING COURT CAPEL SOUND
VIC 3940**

 3  1  3

Sold Price **\$810,000** Sold Date **28-Jun-22**

Distance **0.07km**



**5 ILLAROO STREET CAPEL SOUND
VIC 3940**

 3  1  7

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **02-Jun-22**

Distance **0.77km**



**1 LYNDON DRIVE ROSEBUD VIC
3939**

 3  1  2

Sold Price **\$750,000** Sold Date **23-May-22**

Distance **1.6km**

RS = Recent sale UN = Undisclosed Sale

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