

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 The Galley 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Capel Sound

Period-from

01 May 2020

to

30 Apr 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

| | | |
|-------------------------------------------|-----------|-----------|
| 19 Kingfisher Avenue Capel Sound VIC 3940 | \$685,500 | 03-Apr-21 |
| 51 Balaka Court Capel Sound VIC 3940 | \$660,000 | 30-Mar-21 |
| 4 Karoonda Street Capel Sound VIC 3940 | \$670,000 | 01-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: 21 May 2021



19 Kingfisher Avenue Capel Sound VIC 3940

 3  1  1

Sold Price

^{RS} **\$685,500**

Sold Date

03-Apr-21

Distance

0.86km



51 Balaka Court Capel Sound VIC 3940

 3  1  3

Sold Price

^{RS} **\$660,000**

Sold Date

30-Mar-21

Distance

0.87km



4 Karoonda Street Capel Sound VIC 3940

 3  1  5

Sold Price

^{RS} **\$670,000**

Sold Date

01-May-21

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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