

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

1/3 Balaka Street 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jan 2021

to

31 Dec 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

172 Third Avenue Rosebud VIC 3939	\$865,000	05-Oct-21
44 Banksia Place Rosebud VIC 3939	\$900,000	26-Sep-21
8A Teal Street Capel Sound VIC 3940	\$855,000	13-Nov-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 January 2022



172 Third Avenue Rosebud VIC 3939

3 2 2

Sold Price

\$865,000

Sold Date

05-Oct-21

Distance

1.45km



44 Banksia Place Rosebud VIC 3939

3 2 1

Sold Price

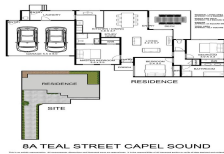
\$900,000

Sold Date

26-Sep-21

Distance

1.56km



8A Teal Street Capel Sound VIC 3940

3 2 2

Sold Price

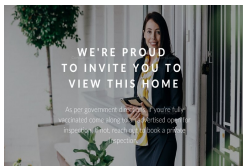
^{RS} **\$855,000**

Sold Date

13-Nov-21

Distance

1.81km



2/16 Teal Street Capel Sound VIC 3940

3 2 1

Sold Price

^{RS} **\$790,000** ^{UN}

Sold Date

01-Dec-21

Distance

1.87km



1/19 Flamingo Road Capel Sound VIC 3940

3 2 1

Sold Price

^{RS} **\$720,000**

Sold Date

05-Nov-21

Distance

1.06km



2/26 Kingfisher Avenue Capel Sound VIC 3940

3 2 2

Sold Price

\$760,000

Sold Date

13-Jul-21

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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