

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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Apr 2023

to

31 Mar 2024

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

3/15 ROSE STREET CAPEL SOUND VIC 3940	\$775,000	17-Oct-23
3/28 BROADWAY CAPEL SOUND VIC 3940	\$735,000	20-Feb-24
55 EIGHTH AVENUE ROSEBUD VIC 3939	\$775,000	12-Oct-23

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: 11 April 2024


**3/15 ROSE STREET CAPEL SOUND
VIC 3940**

3 2 2

Sold Price

\$775,000

Sold Date

17-Oct-23

Distance

1.07km
**3/28 BROADWAY CAPEL SOUND
VIC 3940**

3 2 2

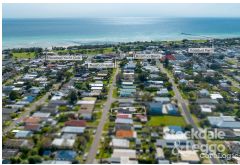
Sold Price

\$735,000

Sold Date

20-Feb-24

Distance

1.28km
**55 EIGHTH AVENUE ROSEBUD VIC
3939**

3 2 2

Sold Price

\$775,000

Sold Date

12-Oct-23

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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