

## 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 SANCTUARY PARK DRIVE CAPEL SOUND VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$765,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jul 2023

to

30 Jun 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

8 ST ELMOS CLOSE CAPEL SOUND VIC 3940	\$748,000	05-Jun-24
5 SILVER WATTLE CLOSE CAPEL SOUND VIC 3940	\$850,000	22-Mar-24
10 SWANS WAY CAPEL SOUND VIC 3940	\$770,000	24-Feb-24

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.~~

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**8 ST ELMOS CLOSE CAPEL SOUND VIC 3940**

3 2 1

Sold Price

<sup>RS</sup>

**\$748,000**

Sold Date

**05-Jun-24**

Distance

**0.15km**



**5 SILVER WATTLE CLOSE CAPEL SOUND VIC 3940**

3 2 2

Sold Price

**\$850,000**

Sold Date

**22-Mar-24**

Distance

**0.08km**



**10 SWANS WAY CAPEL SOUND VIC 3940**

3 2 2

Sold Price

**\$770,000**

Sold Date

**24-Feb-24**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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