

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 TERN AVENUE 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

\$785,000

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 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

5 SILVER WATTLE CLOSE CAPEL SOUND VIC 3940	\$850,000	22-Mar-24
10 SWANS WAY CAPEL SOUND VIC 3940	\$770,000	15-Mar-24
2 SILVER WATTLE CLOSE CAPEL SOUND VIC 3940	\$720,000	01-Dec-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: 19 April 2024



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5 SILVER WATTLE CLOSE CAPEL SOUND VIC 3940

3 2 2

Sold Price

^{RS} **\$850,000**

Sold Date **22-Mar-24**

Distance **0.91km**



10 SWANS WAY CAPEL SOUND VIC 3940

3 2 2

Sold Price

^{RS} **\$770,000** ^{UN}

Sold Date **15-Mar-24**

Distance **0.65km**



2 SILVER WATTLE CLOSE CAPEL SOUND VIC 3940

3 2 -

Sold Price

\$720,000

Sold Date **01-Dec-23**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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