

## 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

2B PEARSON STREET 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

\$719,000

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

17 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940	\$700,000	12-Nov-23
20A IRVING COURT CAPEL SOUND VIC 3940	\$687,500	21-Oct-23
52 WOYNA AVENUE CAPEL SOUND VIC 3940	\$724,000	27-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: 19 April 2024

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**17 COOTAMUNDRA AVENUE  
 CAPEL SOUND VIC 3940**

3 1 1

Sold Price **\$700,000** Sold Date **12-Nov-23**

Distance **0.49km**



**20A IRVING COURT CAPEL SOUND  
 VIC 3940**

3 2 2

Sold Price **\$687,500** Sold Date **21-Oct-23**

Distance **0.55km**



**52 WOYNA AVENUE CAPEL  
 SOUND VIC 3940**

3 2 -

Sold Price <sup>RS</sup> **\$724,000** Sold Date **27-Oct-23**

Distance **0.62km**

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

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