## Statement of Information Single residential property located in the Melbourne metropolitan area

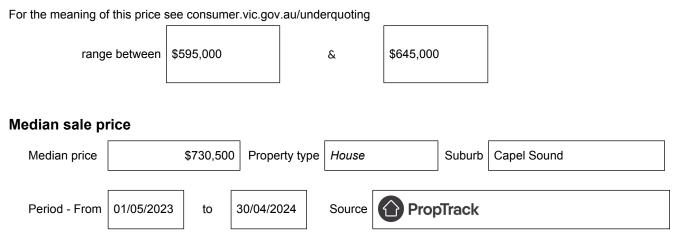
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

3 Sundew Avenue, Capel Sound, Vic 3940

## Indicative selling price



## 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 six 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 Orchid Avenue, Capel Sound, VIC 3940	\$622,000	13/12/2023
6 Irving Court, Capel Sound, VIC 3940	\$670,000	16/01/2024
13 Wyuna Street, Capel Sound, VIC 3940	\$622,000	04/05/2024

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 27/05/2024

