

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

4 LYME COURT 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jul 2022

to

30 Jun 2023

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 LYME COURT CAPEL SOUND VIC 3940	\$665,000	28-Feb-23
7 WHYTE STREET CAPEL SOUND VIC 3940	\$585,000	04-May-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 July 2023



8 LYME COURT CAPEL SOUND VIC 3940 Sold Price **\$665,000** Sold Date **28-Feb-23**

 3  1  2

Distance **0.04km**



7 WHYTE STREET CAPEL SOUND VIC 3940 Sold Price ^{RS} **\$585,000** Sold Date **04-May-23**

 2  2  1

Distance **1.74km**

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

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