

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

3/4 Grenville Grove 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

\$660,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/1773 Point Nepean Road Capel Sound VIC 3940	\$685,000	10-Oct-19
2/1669 Point Nepean Road Capel Sound VIC 3940	\$615,000	20-Sep-19
1/30 Staughton Avenue Capel Sound VIC 3940	\$710,000	24-Sep-19

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: 13 December 2019



1/1773 Point Nepean Road Capel Sound VIC 3940

 3  2  2

Sold Price

\$685,000

Sold Date

10-Oct-19

Distance

0.44km



2/1669 Point Nepean Road Capel Sound VIC 3940

 3  2  2

Sold Price

\$615,000

Sold Date

20-Sep-19

Distance

0.57km



1/30 Staughton Avenue Capel Sound VIC 3940

 4  2  2

Sold Price

\$710,000

Sold Date

24-Sep-19

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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