

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

3/50 Flamingo Road 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Sep 2018

to

31 Aug 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

2/68 Elizabeth Avenue Capel Sound VIC 3940	\$417,000	06-Aug-19
8/21A Howqua Drive Capel Sound VIC 3940	\$390,000	12-Jun-19
6/307 Eastbourne Road Capel Sound VIC 3940	\$495,000	26-Jul-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: 11 September 2019

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	<p>2/68 Elizabeth Avenue Capel Sound VIC 3940</p> <p>  2  1  1 </p>	<p>Sold Price</p>	<p>^{RS} \$417,000</p>	<p>Sold Date 06-Aug-19</p>
				<p>Distance 0.46km</p>
	<p>8/21A Howqua Drive Capel Sound VIC 3940</p> <p>  2  1  1 </p>	<p>Sold Price</p>	<p>\$390,000</p>	<p>Sold Date 12-Jun-19</p>
				<p>Distance 0.48km</p>
	<p>6/307 Eastbourne Road Capel Sound VIC 3940</p> <p>  2  2  2 </p>	<p>Sold Price</p>	<p>\$495,000</p>	<p>Sold Date 26-Jul-19</p>
				<p>Distance 1.55km</p>

RS = Recent sale

UN = Undisclosed Sale

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