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 Nerrin Street 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,500	Property type	House	Suburb	Capel Sound
Period-from	01 Jun 2020	to	31 May 2021	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
50 Swans Way Capel Sound VIC 3940	$878,000	28-May-21
18 Irving Court Capel Sound VIC 3940	$1,050,000	08-Feb-21

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.

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50 Swans Way Capel Sound VIC 3940

3 2 2

Sold Price RS **$878,000** Sold Date **28-May-21**

Distance **0.35km**



18 Irving Court Capel Sound VIC 3940

3 3 2

Sold Price **$1,050,000** Sold Date **08-Feb-21**

Distance **0.93km**

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

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