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	2/69 CURLEW DRIVE 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Capel Sound
Period-from	01 Apr 2021	to	31 Mar 2022	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
8/6-10 WILLIAM CRESCENT CAPEL SOUND VIC 3940	$562,500	21-Mar-22
2/58 WINGARA DRIVE CAPEL SOUND VIC 3940	$570,000	27-Nov-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.

This Statement of Information was prepared on: 06 April 2022

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8/6-10 WILLIAM CRESCENT CAPEL SOUND VIC 3940

2 1 1

Sold Price RS **$562,500** Sold Date **21-Mar-22**

Distance **0.85km**



2/58 WINGARA DRIVE CAPEL SOUND VIC 3940

3 1 1

Sold Price **$570,000** Sold Date **27-Nov-21**

Distance **0.43km**

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

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