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<br>Including suburb and postcode | 4/48 VIOLET 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 | $535,000 | & | $585,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $635,000 | Property type | Unit | Suburb | Capel Sound |
| Period-from | 01 Dec 2023 | to | 30 Nov 2024 | 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 |
|---|---|---|
| 1/16 CHATFIELD AVENUE CAPEL SOUND VIC 3940 | $570,000 | 13-Jul-24 |
| 1/44 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940 | $555,000 | 03-Nov-24 |
| 1589 POINT NEPEAN ROAD CAPEL SOUND VIC 3940 | $550,000 | 09-Aug-24 |

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: 16 December 2024

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**1/16 CHATFIELD AVENUE CAPEL SOUND VIC 3940**

2 1 1

Sold Price **$570,000** Sold Date **13-Jul-24**

Distance **1.11km**



**1/44 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940**

2 1 1

Sold Price **$555,000** Sold Date **03-Nov-24**

Distance **0.66km**



**1589 POINT NEPEAN ROAD CAPEL SOUND VIC 3940**

2 1 1

Sold Price **$550,000** Sold Date **09-Aug-24**

Distance **1.19km**

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

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