

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

7 Ella Crescent 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2019

to

31 Jan 2020

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

| | | |
|--|-----------|-----------|
| 25 Mirriam Avenue Capel Sound VIC 3940 | \$551,000 | 22-Jan-20 |
| 30 Brendel Street Capel Sound VIC 3940 | \$629,000 | 18-Jan-20 |
| 29 Whyte Street Capel Sound VIC 3940 | \$550,000 | 18-Nov-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.~~

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Shane Pope
P 03 8202 5123
M 0400 335 589
E shane.pope@mornington.rh.com.au



25 Mirriam Avenue Capel Sound VIC 3940

3 1 2

Sold Price

^{RS} \$551,000 Sold Date 22-Jan-20

Distance 0.29km



30 Brendel Street Capel Sound VIC 3940

3 1 3

Sold Price

\$629,000 Sold Date 18-Jan-20

Distance 0.14km



29 Whyte Street Capel Sound VIC 3940

3 1 7

Sold Price

\$550,000 Sold Date 18-Nov-19

Distance 0.23km

RS = Recent sale

UN = Undisclosed Sale

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