

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

8 Fingal Court Cape Schanck VIC 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,105,000

Property type

Farm

Suburb

Cape Schanck

Period-from

01 Dec 2019

to

30 Nov 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

1 The Cups Drive Cape Schanck VIC 3939	\$1,225,000	07-Jul-20
19-25 Krynem Street St Andrews Beach VIC 3941	\$1,950,000	16-Oct-20

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: 28 December 2020

 <p>Our updated Open for Inspection policies can be viewed on our website below. We will continue practicing social distancing and registering all attendees for the health and safety of our community. Please contact the listing agent for more information. Thank you for your cooperation.</p> <p>redgar.com.au 03 5924 6300</p>	<p>1 The Cups Drive Cape Schanck VIC 3939</p> <p>  -  -  - </p>	<p>Sold Price \$1,225,000</p>	<p>Sold Date 07-Jul-20</p>	<p>Distance 1.31km</p>
	<p>19-25 Krynen Street St Andrews Beach VIC 3941</p> <p>  -  -  - </p>	<p>Sold Price \$1,950,000</p>	<p>Sold Date 16-Oct-20</p>	<p>Distance 4.62km</p>

RS = Recent sale

UN = Undisclosed Sale

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