

## 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

34 Staughton Avenue Capel Sound VIC 3940

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jul 2019

to

30 Jun 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

1/17 Rose Street Capel Sound VIC 3940	\$730,000	12-Jun-20
6 Rose Street Capel Sound VIC 3940	\$835,000	24-Feb-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: 21 July 2020



**1/17 Rose Street Capel Sound VIC  
3940**

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**12-Jun-20**

 3
  2
  2

Distance

**0.62km**



**6 Rose Street Capel Sound VIC  
3940**

Sold Price

**\$835,000**

Sold Date

**24-Feb-20**

 3
  2
  2

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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