



Janet McNeill
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 1/26 Kingfisher Avenue 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 & \$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price: \$542,500 *House: X *Unit: [] Suburb: Capel Sound
 Period-from: 01 Feb 2018 to 31 Jan 2019 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 six 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
82 Swans Way Capel Sound VIC 3940	\$550,000	21-Nov-18
19 Hakea Avenue Capel Sound VIC 3940	\$500,000	06-Nov-18
6 Sundew Avenue Capel Sound VIC 3940	\$492,500	06-Nov-18

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 six months.~~

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**82 Swans Way Capel Sound VIC
3940**

3 1 2

Sold Price

\$550,000

Sold Date

21-Nov-18

Distance

0.46km



**19 Hakea Avenue Capel Sound VIC
3940**

3 1 1

Sold Price

\$500,000

Sold Date

06-Nov-18

Distance

0.66km



**6 Sundew Avenue Capel Sound VIC
3940**

3 1 2

Sold Price

\$492,500

Sold Date

06-Nov-18

Distance

0.75km

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