

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

38 HOWQUA DRIVE 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jun 2022

to

31 May 2023

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

8 LYME COURT CAPEL SOUND VIC 3940	\$665,000	28-Feb-23
26 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940	\$657,000	24-Jun-23
32 ILLAROO STREET CAPEL SOUND VIC 3940	\$690,500	22-Apr-23

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: 27 June 2023


8 LYME COURT CAPEL SOUND VIC 3940

Sold Price

\$665,000

Sold Date

28-Feb-23


Distance

0.21km

26 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940

Sold Price

^{RS} **\$657,000**

Sold Date

24-Jun-23


Distance

0.99km

32 ILLAROO STREET CAPEL SOUND VIC 3940

Sold Price

^{RS} **\$690,500**

Sold Date

22-Apr-23


Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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