

## 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

5/38 WINGARA DRIVE CAPEL SOUND VIC 3940

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Apr 2023

to

31 Mar 2024

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

11/38 WINGARA DRIVE CAPEL SOUND VIC 3940	\$550,000	06-Feb-24
8/78 WINGARA DRIVE CAPEL SOUND VIC 3940	\$480,000	09-Mar-24
3/250 JETTY ROAD ROSEBUD VIC 3939	\$537,000	26-Feb-24

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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11/38 WINGARA DRIVE CAPEL  
SOUND VIC 3940

2 1 1

Sold Price <sup>RS</sup> \$550,000 Sold Date 06-Feb-24

Distance 0.05km



8/78 WINGARA DRIVE CAPEL  
SOUND VIC 3940

2 1 1

Sold Price <sup>RS</sup> \$480,000 Sold Date 09-Mar-24

Distance 0.11km



3/250 JETTY ROAD ROSEBUD VIC  
3939

2 1 1

Sold Price <sup>RS</sup> \$537,000 Sold Date 26-Feb-24

Distance 1.85km

RS = Recent sale      UN = Undisclosed Sale

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