

## 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

13 TARWARRI AVENUE 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

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Capel Sound

Period-from

01 Aug 2022

to

31 Jul 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

6 ALLAMBI AVENUE CAPEL SOUND VIC 3940	\$682,000	24-Aug-22
26 WINGARA DRIVE CAPEL SOUND VIC 3940	\$680,000	19-May-22
45 TARWARRI AVENUE CAPEL SOUND VIC 3940	\$680,000	10-Aug-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: 12 August 2023


**6 ALLAMBI AVENUE CAPEL  
SOUND VIC 3940**
 3    2    2

 Sold Price      **\$682,000**   Sold Date   **24-Aug-22**

 Distance      **0.09km**

**26 WINGARA DRIVE CAPEL  
SOUND VIC 3940**
 3    1    3

 Sold Price      **\$680,000**   Sold Date   **19-May-22**

 Distance      **0.16km**

**45 TARWARRI AVENUE CAPEL  
SOUND VIC 3940**
 3    2    3

 Sold Price        Sold Date   **10-Aug-23**

 Distance      **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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