

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

2/58 Wingara 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Nov 2020

to

31 Oct 2021

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

10/58 Wingara Drive Capel Sound VIC 3940	\$535,000	04-Jun-21
11/1559 Point Nepean Road Capel Sound VIC 3940	\$540,000	27-May-21
27/1 Chatfield Avenue Capel Sound VIC 3940	\$538,000	13-Aug-21

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: 06 November 2021

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10/58 Wingara Drive Capel Sound VIC 3940

2
 1
 2

Sold Price

\$535,000

Sold Date

04-Jun-21

Distance

0.03km

11/1559 Point Nepean Road Capel Sound VIC 3940

2
 1
 1

Sold Price

\$540,000

Sold Date

27-May-21

Distance

1.44km

27/1 Chatfield Avenue Capel Sound VIC 3940

2
 1
 -

Sold Price

\$538,000

Sold Date

13-Aug-21

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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