

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

3/16 WOYNA 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/37 GRENVILLE GROVE CAPEL SOUND VIC 3940	\$905,000	25-Jan-25
51 TRUEMANS ROAD CAPEL SOUND VIC 3940	\$820,000	25-Jan-25

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: 22 February 2025



**2/37 GRENVILLE GROVE CAPEL
SOUND VIC 3940**

3 2 4

Sold Price

^{RS} **\$905,000**

Sold Date

25-Jan-25

Distance

0.31km



**51 TRUEMANS ROAD CAPEL
SOUND VIC 3940**

3 2 2

Sold Price

^{RS} **\$820,000**

Sold Date

25-Jan-25

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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