

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

7 WHYTE STREET 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Capel Sound

Period-from

01 Apr 2022

to

31 Mar 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

13/78 WINGARA DRIVE CAPEL SOUND VIC 3940	\$547,000	30-Jan-23
160 EIGHTH AVENUE ROSEBUD VIC 3939	\$615,000	01-Feb-23
202 NINTH AVENUE SOUTH ROSEBUD VIC 3939	\$605,000	31-Jan-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: 28 April 2023



**13/78 WINGARA DRIVE CAPEL
SOUND VIC 3940**

 2  1  1

Sold Price **\$547,000** Sold Date **30-Jan-23**

Distance **1.01km**



**160 EIGHTH AVENUE ROSEBUD
VIC 3939**

 2  1  2

Sold Price **\$615,000** Sold Date **01-Feb-23**

Distance **1.66km**



**202 NINTH AVENUE SOUTH
ROSEBUD VIC 3939**

 2  1  4

Sold Price **\$605,000** Sold Date **31-Jan-23**

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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