

## 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

29 KINGFISHER 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

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Capel Sound

Period-from

01 Mar 2023

to

29 Feb 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

1/54 GRENVILLE GROVE CAPEL SOUND VIC 3940	\$785,000	08-Jan-24
18 CAIN STREET CAPEL SOUND VIC 3940	\$770,000	25-Jan-24
35 WINGARA DRIVE CAPEL SOUND VIC 3940	\$760,000	06-Nov-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 March 2024



**1/54 GRENVILLE GROVE CAPEL  
SOUND VIC 3940**

3 2 1

Sold Price **\$785,000** Sold Date **08-Jan-24**

Distance **0.69km**



**18 CAIN STREET CAPEL SOUND  
VIC 3940**

3 2 1

Sold Price <sup>RS</sup> **\$770,000** Sold Date **25-Jan-24**

Distance **1.95km**



**35 WINGARA DRIVE CAPEL  
SOUND VIC 3940**

2 2 2

Sold Price **\$760,000** Sold Date **06-Nov-23**

Distance **1.95km**

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

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