

## 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

9/57 Wingara Drive Capel Sound VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Apr 2020

to

31 Mar 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

13/57 Wingara Drive Capel Sound VIC 3940	\$450,000	02-Dec-20
8/58 Wingara Drive Capel Sound VIC 3940	\$360,000	29-Oct-20

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: 01 April 2021



**13/57 Wingara Drive Capel Sound  
VIC 3940**

 2  1  1

Sold Price

**\$450,000**

Sold Date **02-Dec-20**

Distance **0.02km**



**8/58 Wingara Drive Capel Sound  
VIC 3940**

 1  1  1

Sold Price

**\$360,000**

Sold Date **29-Oct-20**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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