

## 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

33 COOTAMUNDRA AVENUE 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

\$675,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Land

Suburb

Capel Sound

Period-from

01 Nov 2023

to

31 Oct 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

Address of comparable property	Price	Date of sale
4 THE HELM CAPEL SOUND VIC 3940	\$675,000	31-Aug-24

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.

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Jayne Lee  
P 03 9775 4489  
M 0456684018  
E sales@blackfoxrealestate.com.au



**4 THE HELM CAPEL SOUND VIC  
3940**

3 2 1

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date **31-Aug-24**

Distance **0.34km**

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

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