

## 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

11/38 WINGARA DRIVE 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

\$555,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jan 2023

to

31 Dec 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 10 WYUNA STREET CAPEL SOUND VIC 3940 | \$540,000 | 19-Sep-23 |
| 2/86 FIRST AVENUE ROSEBUD VIC 3939   | \$570,000 | 14-Aug-23 |
| 234A JETTY ROAD ROSEBUD VIC 3939     | \$550,000 | 03-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: 16 January 2024


**10 WYUNA STREET CAPEL SOUND VIC 3940**

Sold Price

**\$540,000**

Sold Date

**19-Sep-23**
 2    1    3

Distance

**0.64km**

**2/86 FIRST AVENUE ROSEBUD VIC 3939**

Sold Price

**\$570,000**

Sold Date

**14-Aug-23**
 3    1    2

Distance

**1.15km**

**234A JETTY ROAD ROSEBUD VIC 3939**

Sold Price

**\$550,000**

Sold Date

**03-Nov-23**
 2    2    1

Distance

**1.86km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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