

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

8 KOLINDA CRESCENT 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Capel Sound

Period-from

01 Aug 2021

to

31 Jul 2022

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

6 MUIR COURT CAPEL SOUND VIC 3940	\$730,000	15-Mar-22
15 WYUNA STREET CAPEL SOUND VIC 3940	\$728,000	09-Apr-22

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: 17 August 2022



6 MUIR COURT CAPEL SOUND VIC 3940

Sold Price

\$730,000

Sold Date

15-Mar-22

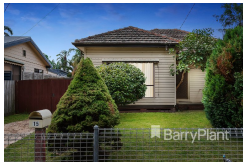
 3

 1

 2

Distance

0.4km



15 WYUNA STREET CAPEL SOUND VIC 3940

Sold Price

\$728,000

Sold Date

09-Apr-22

 3

 2

 1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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