

## 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

38 BARRAGOWA 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

\$755,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

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

24 PARK AVENUE CAPEL SOUND VIC 3940	\$746,000	24-Nov-24
34 BRANSON STREET ROSEBUD VIC 3939	\$760,000	22-Jul-24
21 DENHOLM STREET ROSEBUD VIC 3939	\$743,500	17-Jun-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.~~

This Statement of Information was prepared on: 27 November 2024



**24 PARK AVENUE CAPEL SOUND  
VIC 3940**

4 1 2

Sold Price

<sup>RS</sup>

**\$746,000**

Sold Date

**24-Nov-24**

Distance

**0.76km**



**34 BRANSON STREET ROSEBUD  
VIC 3939**

3 1 2

Sold Price

**\$760,000**

Sold Date

**22-Jul-24**

Distance

**0.83km**



**21 DENHOLM STREET ROSEBUD  
VIC 3939**

3 2 2

Sold Price

**\$743,500**

Sold Date

**17-Jun-24**

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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