

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

10/57 WINGARA DRIVE 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jun 2023

to

31 May 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

8/78 WINGARA DRIVE CAPEL SOUND VIC 3940	\$480,000	09-Mar-24
9/57 WINGARA DRIVE CAPEL SOUND VIC 3940	\$475,000	11-Nov-23
5/38 WINGARA DRIVE CAPEL SOUND VIC 3940	\$540,000	29-Apr-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: 04 June 2024

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8/78 WINGARA DRIVE CAPEL SOUND VIC 3940

 2  1  1

Sold Price **\$480,000** Sold Date **09-Mar-24**

Distance **0.19km**



9/57 WINGARA DRIVE CAPEL SOUND VIC 3940

 1  1  1

Sold Price **\$475,000** Sold Date **11-Nov-23**

Distance **0.01km**



5/38 WINGARA DRIVE CAPEL SOUND VIC 3940

 2  1  1

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **29-Apr-24**

Distance **0.08km**



11/38 WINGARA DRIVE CAPEL SOUND VIC 3940

 2  1  1

Sold Price **\$550,000** Sold Date **01-Feb-24**

Distance **0.12km**

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

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