

STATEMENT OF INFORMATION

3 KARAWA CLOSE, CAPEL SOUND, VIC 3940

PREPARED BY THOMAS SOLUNTO, BARRY PLANT ROSEBUD, PHONE: 0401872780



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 KARAWA CLOSE, CAPEL SOUND, VIC

 3  2  2

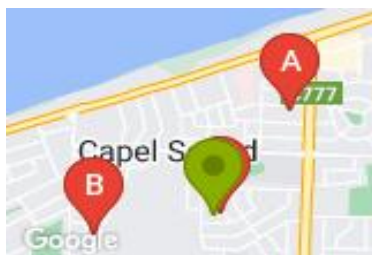
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$750,000 to \$800,000**

Provided by: Thomas Solunto, Barry Plant Rosebud

MEDIAN SALE PRICE



CAPEL SOUND, VIC, 3940

Suburb Median Sale Price (House)

\$735,500

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



9A BRAIDWOOD AVE, ROSEBUD, VIC 3939

 3  2  2

Sale Price

\$775,000

Sale Date: 23/04/2024

Distance from Property: 892m



2/44 COOTAMUNDRA AVE, CAPEL SOUND,

 3  2  2

Sale Price

***\$826,000**

Sale Date: 04/04/2024

Distance from Property: 792m



20 WYUNA ST, CAPEL SOUND, VIC 3940

 3  2  1

Sale Price

\$830,000

Sale Date: 26/03/2024

Distance from Property: 40m



This report has been compiled on 09/06/2024 by Barry Plant Rosebud. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

3 KARAWA CLOSE, CAPEL SOUND, VIC 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$750,000 to \$800,000

Median sale price

Median price

\$735,500

Property type

House

Suburb

CAPEL SOUND

Period

01 April 2023 to 31 March 2024

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
9A BRAIDWOOD AVE, ROSEBUD, VIC 3939	\$775,000	23/04/2024
2/44 COOTAMUNDRA AVE, CAPEL SOUND, VIC 3940	*\$826,000	04/04/2024
20 WYUNA ST, CAPEL SOUND, VIC 3940	\$830,000	26/03/2024

This Statement of Information was prepared on:

09/06/2024