

## 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 ORANA CRESCENT 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

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Capel Sound

Period-from

01 Mar 2021

to

28 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 2 KARAWA CLOSE CAPEL SOUND VIC 3940     | \$875,000 | 29-Nov-21 |
| 47 MAWARRA AVENUE CAPEL SOUND VIC 3940  | \$890,000 | 29-Jan-22 |
| 16 KAROONDA STREET CAPEL SOUND VIC 3940 | \$845,000 | 30-Nov-21 |

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 March 2022



## 2 KARAWA CLOSE CAPEL SOUND VIC 3940

3 2 2

Sold Price

**\$875,000**

Sold Date

**29-Nov-21**

Distance

**0.21km**



## 47 MAWARRA AVENUE CAPEL SOUND VIC 3940

4 2 2

Sold Price

**\$890,000**

Sold Date

**29-Jan-22**

Distance

**0.21km**



## 16 KAROONDA STREET CAPEL SOUND VIC 3940

3 2 2

Sold Price

**\$845,000**

Sold Date

**30-Nov-21**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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