

## 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

2/57 WOYNA AVENUE 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$853,075

Property type

Other

Suburb

Capel Sound

Period-from

01 Sep 2021

to

31 Aug 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 6/57 WOYNA AVENUE CAPEL SOUND VIC 3940     | \$718,000 | 27-Aug-22 |
| 4/54 WOYNA AVENUE CAPEL SOUND VIC 3940     | \$740,000 | 14-Aug-22 |
| 1/307 EASTBOURNE ROAD CAPEL SOUND VIC 3940 | \$752,500 | 13-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: 29 September 2022



**6/57 WOYNA AVENUE CAPEL  
SOUND VIC 3940**

 3  2  1

Sold Price **\$718,000** Sold Date **27-Aug-22**

Distance **0.02km**

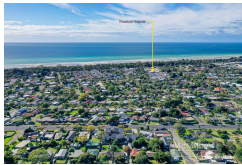


**4/54 WOYNA AVENUE CAPEL  
SOUND VIC 3940**

 3  2  1

Sold Price **\$740,000** Sold Date **14-Aug-22**

Distance **0.13km**



**1/307 EASTBOURNE ROAD CAPEL  
SOUND VIC 3940**

 3  2  2

Sold Price **\$752,500** Sold Date **13-Apr-22**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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