

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

11 Capella Place, Carrum Downs Vic 3201

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$710,500

Property Type

House

Suburb

Carrum Downs

Period - From

20/02/2024

to

19/02/2025

Source

Property Data

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 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
1	26 Brumbys Rd CARRUM DOWNS 3201	\$790,000	24/01/2025
2	5 Oriole Ct CARRUM DOWNS 3201	\$750,000	18/12/2024
3	47 Chardonnay Dr SKYE 3977	\$800,000	05/12/2024

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 six months.~~

This Statement of Information was prepared on:

20/02/2025 15:11



 3  2  1

Property Type: House
Land Size: 533 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$810,000
Median House Price
20/02/2024 - 19/02/2025: \$710,500

Comparable Properties



26 Brumbys Rd CARRUM DOWNS 3201 (REI)

Agent Comments

 4  2  3

Price: \$790,000
Method: Private Sale
Date: 24/01/2025
Property Type: House



5 Oriole Ct CARRUM DOWNS 3201 (REI)

Agent Comments

 3  2  2

Price: \$750,000
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 651 sqm approx



47 Chardonnay Dr SKYE 3977 (REI/VG)

Agent Comments

 3  2  2

Price: \$800,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 564 sqm approx

Account - Barry Plant | P: 03 9803 0400