

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

2/21A HOWQUA 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

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Apr 2024

to

31 Mar 2025

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

4/48 VIOLET STREET CAPEL SOUND VIC 3940	\$550,000	30-Dec-24
10/58 WINGARA DRIVE CAPEL SOUND VIC 3940	\$524,000	12-Feb-25
1/44 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940	\$555,000	03-Nov-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: 08 April 2025

Craig Leo

M 0412502938

E craig.leo@barryplant.com.au

**4/48 VIOLET STREET CAPEL
SOUND VIC 3940** 2  1  1

Sold Price

\$550,000Sold Date **30-Dec-24**

Distance

0.72km**10/58 WINGARA DRIVE CAPEL
SOUND VIC 3940** 2  1  1

Sold Price

^{RS} **\$524,000**Sold Date **12-Feb-25**

Distance

1.92km**1/44 COOTAMUNDRA AVENUE
CAPEL SOUND VIC 3940** 2  1  1

Sold Price

\$555,000Sold Date **03-Nov-24**

Distance

0.87km**RS** = Recent sale**UN** = Undisclosed Sale

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