

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

38 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

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

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

63 ELIZABETH AVENUE CAPEL SOUND VIC 3940	\$820,000	09-Apr-25
8 FLORENCE AVENUE CAPEL SOUND VIC 3940	\$820,000	08-Nov-24
1 ELLA CRESCENT CAPEL SOUND VIC 3940	\$851,000	09-Apr-25

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 April 2025

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63 ELIZABETH AVENUE CAPEL SOUND VIC 3940

 3  2  2

Sold Price

^{RS} **\$820,000**

Sold Date **09-Apr-25**

Distance **0.59km**



8 FLORENCE AVENUE CAPEL SOUND VIC 3940

 3  1  2

Sold Price

\$820,000

Sold Date **08-Nov-24**

Distance **0.77km**



1 ELLA CRESCENT CAPEL SOUND VIC 3940

 3  1  2

Sold Price

^{RS} **\$851,000**

Sold Date **09-Apr-25**

Distance **1.94km**

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

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