

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

5 COLEMAN CRESCENT 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

\$719,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Capel Sound

Period-from

01 May 2024

to

30 Apr 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

6 MAWARRA AVENUE CAPEL SOUND VIC 3940	\$708,000	21-Dec-24
10 LYNDON DRIVE ROSEBUD VIC 3939	\$701,500	27-Jan-25
58 HAYES AVENUE ROSEBUD VIC 3939	\$740,000	15-Mar-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: 21 May 2025

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**6 MAWARRA AVENUE CAPEL
SOUND VIC 3940**

3 1 2

Sold Price **\$708,000** Sold Date **21-Dec-24**

Distance **0.51km**



**10 LYNDON DRIVE ROSEBUD VIC
3939**

3 1 4

Sold Price ^{RS} **\$701,500** Sold Date **27-Jan-25**

Distance **0.54km**



**58 HAYES AVENUE ROSEBUD VIC
3939**

3 1 1

Sold Price **\$740,000** Sold Date **15-Mar-25**

Distance **2.26km**

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

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