

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

8/78 WINGARA 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Feb 2023

to

31 Jan 2024

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

9/57 WINGARA DRIVE CAPEL SOUND VIC 3940	\$475,000	11-Nov-23
11/38 WINGARA DRIVE CAPEL SOUND VIC 3940	\$550,000	06-Feb-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: 28 February 2024



9/57 WINGARA DRIVE CAPEL SOUND VIC 3940

1

1

1

Sold Price

\$475,000

Sold Date

11-Nov-23

Distance

0.18km

11/38 WINGARA DRIVE CAPEL SOUND VIC 3940

2

1

1

Sold Price

^{RS}\$550,000

Sold Date

06-Feb-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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