

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 HAKEA AVENUE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jun 2023

to

31 May 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

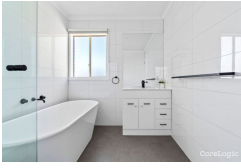
Date of sale

5 SILVER WATTLE CLOSE CAPEL SOUND VIC 3940	\$850,000	22-Mar-24
20 WYUNA STREET CAPEL SOUND VIC 3940	\$830,000	26-Mar-24
16 ATTUNA CRESCENT CAPEL SOUND VIC 3940	\$801,125	19-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: 08 June 2024



5 SILVER WATTLE CLOSE CAPEL SOUND VIC 3940

 3  2  2

Sold Price

^{RS} **\$850,000**

Sold Date

22-Mar-24

Distance

0.73km



20 WYUNA STREET CAPEL SOUND VIC 3940

 3  2  -

Sold Price

\$830,000

Sold Date

26-Mar-24

Distance

0.82km



16 ATTUNA CRESCENT CAPEL SOUND VIC 3940

 3  2  2

Sold Price

\$801,125

Sold Date

19-Feb-24

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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