

## 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

14/57 WINGARA DRIVE CAPEL SOUND VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$599,000

### 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

2/57 WINGARA DRIVE CAPEL SOUND VIC 3940	\$580,000	10-Apr-25
2A MAWARRA AVENUE CAPEL SOUND VIC 3940	\$590,000	17-Mar-25
5/1591 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$586,000	29-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: 19 May 2025

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**2/57 WINGARA DRIVE CAPEL  
SOUND VIC 3940**

 2  1  1

Sold Price <sup>RS</sup> **\$580,000** <sup>UN</sup> Sold Date **10-Apr-25**

Distance **0km**



**2A MAWARRA AVENUE CAPEL  
SOUND VIC 3940**

 2  1  1

Sold Price **\$590,000** Sold Date **17-Mar-25**

Distance **0.6km**



**5/1591 POINT NEPEAN ROAD  
CAPEL SOUND VIC 3940**

 2  1  1

Sold Price <sup>RS</sup> **\$586,000** Sold Date **29-Apr-25**

Distance **1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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