

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

32 BALAKA STREET 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

\$730,000

&

\$800,000

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

323 EASTBOURNE ROAD CAPEL SOUND VIC 3940	\$736,500	08-Jan-25
41 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940	\$750,000	06-Dec-24
57 BESGROVE STREET ROSEBUD VIC 3939	\$775,000	17-Dec-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: 30 May 2025



323 EASTBOURNE ROAD CAPEL SOUND VIC 3940

3 2 -

Sold Price

\$736,500

Sold Date

08-Jan-25

Distance

0.3km



41 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940

3 1 4

Sold Price

\$750,000

Sold Date

06-Dec-24

Distance

0.44km



57 BESGROVE STREET ROSEBUD VIC 3939

3 2 2

Sold Price

\$775,000

Sold Date

17-Dec-24

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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