

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

35 Wingara Drive, Capel Sound Vic 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000 & \$760,000

Median sale price

Median price \$754,000 Property Type House Suburb Capel Sound

Period - From 23/10/2022 to 22/10/2023 Source REIV

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 six 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
1	71 Swans Way CAPEL SOUND 3940	\$739,000	30/07/2023
2	25 Flamingo Rd CAPEL SOUND 3940	\$731,000	08/07/2023
3	26 Irving Ct CAPEL SOUND 3940	\$700,000	13/10/2023

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 six months.~~

This Statement of Information was prepared on:

23/10/2023 16:53



3 1 2

Rooms: 4
Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median House Price
23/10/2022 - 22/10/2023: \$754,000

Comparable Properties



71 Swans Way CAPEL SOUND 3940 (REI)

Agent Comments

3 1 2

Price: \$739,000
Method: Auction Sale
Date: 30/07/2023
Property Type: House (Res)
Land Size: 725 sqm approx



25 Flamingo Rd CAPEL SOUND 3940 (REI)

Agent Comments

3 1 -

Price: \$731,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 725 sqm approx



26 Irving Ct CAPEL SOUND 3940 (REI)

Agent Comments

3 1 2

Price: \$700,000
Method: Private Sale
Date: 13/10/2023
Property Type: House
Land Size: 589 sqm approx

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