# 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	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$695,000		&		\$760,000			
Median sale pr	rice							
Median price	\$754,000	Pro	operty Type	Hou	se		Suburb	Capel Sound
Period - From	23/10/2022	to	22/10/2023	;	So	urce	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.

Ad	dress 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









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)



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

Agent Comments



25 Flamingo Rd CAPEL SOUND 3940 (REI)

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Agent Comments



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26 Irving Ct CAPEL SOUND 3940 (REI)



Agent Comments

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

Account - Ray White Rosebud | P: 03 5986 4900 | F: 03 5986 4999





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