

# 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 6 WYUNA STREET CAPEL SOUND VIC 3940

### Indicative selling price

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

Single price \$\* or range between \$770,000 & \$845,000

### Median sale price

Median price \$734,000 Property type House Suburb CAPEL SOUND

Period - From 1 June 2023 to 31 May 2024 Source Pricefinder

### 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 20 WYUNA STREET CAPEL SOUND	\$ 830,000	26/3/2024
2 4 WYUNA STREET CAPEL SOUND	\$ 765,000	29/1/2024
3 32 COLEMAN CRES CAPEL SOUND	\$ 819,000	15/1/2024

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: 01/06/2024