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	7 MELALEUCA AVENUE 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Capel Sound
Period-from	01 Dec 2023	to	30 Nov 2024	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
3 SUNDEW AVENUE CAPEL SOUND VIC 3940	$585,000	26-Jun-24
10 ORCHID AVENUE CAPEL SOUND VIC 3940	$620,000	28-Sep-24
23 HAKEA AVENUE CAPEL SOUND VIC 3940	$640,000	04-Jul-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: 24 December 2024

OBrien Real Estate

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3 SUNDEW AVENUE CAPEL SOUND VIC 3940

3 1 1

Sold Price **$585,000** Sold Date **26-Jun-24**

Distance **0.38km**



10 ORCHID AVENUE CAPEL SOUND VIC 3940

3 1 1

Sold Price **$620,000** Sold Date **28-Sep-24**

Distance **0.43km**



23 HAKEA AVENUE CAPEL SOUND VIC 3940

3 1 2

Sold Price **$640,000** Sold Date **04-Jul-24**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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