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	11 ATTUNA CRESCENT 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	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$721,150	Property type	House	Suburb	Capel Sound
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
18 ALLAMBI AVENUE CAPEL SOUND VIC 3940	$690,000	07-Aug-25
23 WINGARA DRIVE CAPEL SOUND VIC 3940	$668,500	22-Jul-25
5 COLEMAN CRESCENT CAPEL SOUND VIC 3940	$722,300	03-Jun-25

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: 08 September 2025

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18 ALLAMBI AVENUE CAPEL SOUND VIC 3940

3 1 3

Sold Price RS $690,000 Sold Date 07-Aug-25

Distance 0.16km



23 WINGARA DRIVE CAPEL SOUND VIC 3940

2 1 2

Sold Price RS $668,500 Sold Date 22-Jul-25

Distance 0.21km



5 COLEMAN CRESCENT CAPEL SOUND VIC 3940

3 1 4

Sold Price $722,300 Sold Date 03-Jun-25

Distance 0.16km

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

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