

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jul 2024

to

30 Jun 2025

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 5 COLEMAN CRESCENT CAPEL SOUND VIC 3940 | \$722,300 | 08-Jun-25 |
| 57 MAWARRA AVENUE CAPEL SOUND VIC 3940  | \$660,000 | 06-Feb-25 |
| 30 MAWARRA AVENUE CAPEL SOUND VIC 3940  | \$696,000 | 07-May-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: 07 July 2025

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### 5 COLEMAN CRESCENT CAPEL SOUND VIC 3940

3 1 4

Sold Price

<sup>RS</sup>

**\$722,300**

Sold Date

**08-Jun-25**

Distance

**0.16km**



### 57 MAWARRA AVENUE CAPEL SOUND VIC 3940

3 1 3

Sold Price

**\$660,000**

Sold Date

**06-Feb-25**

Distance

**0.4km**



### 30 MAWARRA AVENUE CAPEL SOUND VIC 3940

3 1 1

Sold Price

**\$696,000**

Sold Date

**07-May-25**

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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