



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/6 Gannett Avenue,
CAPEL SOUND 3940

Unit



3 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$559,000

Median sale price

Median **Unit** for **CAPEL SOUND** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$428,000

Comparable property sales

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 the most comparable to the property for sale.

2/32 Staughton Ave,
Capel Sound 3940

Price **\$575,000** Sold 13
September 2017

2/32 Kingfisher Ave,
Capel Sound 3940

Price **\$530,000** Sold 27 May
2017

5/17 Burdett St,
Tootgarook 3941

Price **\$630,000** Sold 22
September 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Stockdale & Leggo Dromana-Rosebud

1159-1165 Point Nepean Road,
Rosebud VIC 3939

Contact agents



Darrin Marr
Stockdale & Leggo

03 5987 3233
0409 066 933

darrin.marr@stockdaleleggo.com.au

**Stockdale
& Leggo**