



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**42 Rose Street,
CAPEL SOUND 3940**

House



3 beds



2 baths

Indicative selling price

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

Range \$790,000 - \$845,000

Median sale price

Median **House** for **CAPEL SOUND** for period **Dec 2016 - Nov 2017**

Sourced from **Pricefinder**.

\$520,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

9-11 Terry St,
CAPEL SOUND 3940

Price **\$810,000** Sold 25
September 2017

11 Park Ave ,
CAPEL SOUND 3940

Price **\$890,000** Sold 18
November 2017

17 Grenville Grove,
CAPEL SOUND 3940

Price **\$680,000** Sold 08
October 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,
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Contact agents



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