



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 \$845,000 - \$865,000

Median sale price

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

Sourced from **Pricefinder**.

\$520,000

Stockdale & Leggo Dromana-Rosebud

1159-1165 Point Nepean Road,
Rosebud VIC 3939

Contact agents



John R King
Stockdale & Leggo

03 5987 3233
0419 202 471

jking@stockdaleleggo.com.au

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 2016

11 Park Ave ,
CAPEL SOUND 3940

Price **\$890,000** Sold 18
November 2016

17 Grenville Grove,
CAPEL SOUND 3940

Price **\$680,000** Sold 08
October 2016

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**