

RT Edgar

STATEMENT OF INFORMATION

28/8/2019

Property offered for sale

15 The Helm, Capel Sound VIC 3940

Indicative selling price

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

Range between \$430,000 and \$460,000

Median sale price

Median Price \$542000 Property Type House

Period From 1st January 2019 to 31st March 2019 Source RP Data

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar RT Edgar Rye estate agents and Cameron Gulliford consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
46 Cootamundra Ave, Capel Sound	\$400,000	29/4/2019
26 Sundew Ave, Capel Sound	\$430,000	24/10/2109
81 Swans Way, Capel Sound	\$380,000	11/4/2019