



GRANGER

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1/54 Grenville Grove Capel Sound VIC 3940

3 2 1

Indicative Selling Price

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

Range between \$600,000 & \$660,000

Median Sale Price

\$539,000 Houses in Capel sound between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



2/4 Grenville Grove Capel Sound VIC 3940

3 2 2

Sold Price

\$720,000

Sold Date

31-Jan-19

Distance

0.46km



1A Rose Street Capel Sound VIC 3940

2 1 1

Sold Price

\$600,000

Sold Date

15-Sep-18

Distance

0.55km



16 The Galley Capel Sound VIC 3940

3 2 2

Sold Price

\$552,000

Sold Date

06-Dec-18

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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