

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/30 Staughton Avenue, CAPEL SOUND 3940

### Indicative selling price

3 Bedroom Unit

Single price **\$595,000**

### Suburb unit median sale price

Median Unit for **CAPEL SOUND** for period **Mar 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$468,000**

### Comparable property sales

These are the three units 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.

#### 3 Bedroom Unit

**2/54 Grenville Grove,**  
Capel Sound 3940

Price **\$615,000** Sold 30  
November 2017

**2/24 Grenville Grove,**  
Capel Sound 3940

Price **\$529,000** Sold 06  
November 2017

**1/6 Gannett Avenue,**  
Capel Sound 3940

Price **\$550,000** Sold 01  
February 2018

### 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.

Unit

  
3 beds

  
2 baths

  
2 parking

### Stockdale & Leggo Dromana-Rosebud

1159-1165 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



**Darrin Marr**  
Stockdale & Leggo

03 59 87 3233  
0409 066 933

darrin.marr@stockdaleleggo.com.au

**Stockdale  
& Leggo**

