

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**31 Mawarra Avenue,  
CAPEL SOUND 3940**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$495,000 - \$540,000**

### Median sale price

Median **House** for **CAPEL SOUND** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$540,000**

### Comparable property sales

These are the three properties 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.

**28 Wingara Drive,**  
Capel Sound 3940

Price **\$525,500** Sold 12  
October 2018

**1 Karoonda Street,**  
Capel Sound 3940

Price **\$530,000** Sold 30 July  
2018

**16 Attuna Crescent,**  
Capel Sound 3940

Price **\$560,000** Sold 22 July  
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.

House

3 beds

1 baths

1 parking

**Stockdale & Leggo Dromana-Rosebud**

1159-1165 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



**Darrin Marr**  
Stockdale & Leggo

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**Stockdale  
& Leggo**