



GRANGER

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STATEMENT OF INFORMATION

Prepared on 27 May 2019

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/37 Truemans Road Capel Sound VIC 3940

3 2 2

Indicative Selling Price

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

Range between \$590,000 & \$620,000

Median Sale Price

\$474,500 Units in Capel sound between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.



1/54 Grenville Grove Capel Sound VIC 3940

3 2 1

Sold Price^{RS} **\$590,000**

Sold Date **04-Apr-19**

Distance **0.14km**



7 Woyna Avenue Capel Sound VIC 3940

3 1 2

Sold Price^{RS} **\$610,000**

Sold Date **02-Mar-19**

Distance **0.55km**



7A Woyna Avenue Capel Sound VIC 3940

3 1 1

Sold Price **\$525,000**

Sold Date **29-Mar-19**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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