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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

7 Woyna Avenue Capel Sound VIC 3940

3 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

\$542,500 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.



1A Rose Street Capel Sound VIC 3940

2 1 1

Sold Price **\$600,000** Sold Date **15-Sep-18**

Distance **0.14km**

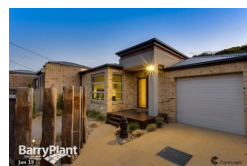


23 Ella Crescent Capel Sound VIC 3940

3 2 1

Sold Price **\$613,000** Sold Date **14-Aug-18**

Distance **1.13km**



17 Marks Avenue Rosebud VIC 3939

3 2 1

Sold Price **\$600,000** Sold Date **29-Dec-18**

Distance **1.64km**

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