

STATEMENT OF INFORMATION

428 EASTBOURNE ROAD, CAPEL SOUND, VIC 3940

PREPARED BY PHIL HAAS, BRIGGS SHAW REAL ESTATE, PHONE: 0415 377 677



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



428 EASTBOURNE ROAD, CAPEL SOUND,  3  1  1

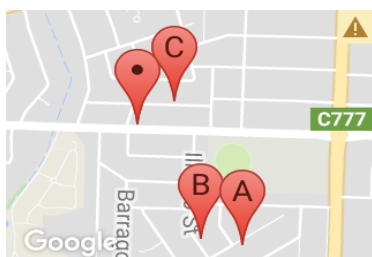
Indicative Selling Price

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

Price Range: **\$525,000 to \$560,000**

Provided by: Phil Haas, Briggs Shaw Real Estate

MEDIAN SALE PRICE



CAPEL SOUND, VIC, 3940

Suburb Median Sale Price (House)

\$536,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



21 MAWARRA AVE, CAPEL SOUND, VIC 3940  3  1  2

Sale Price

***\$580,000**

Sale Date: 08/01/2018

Distance from Property: 548m



31 ILLAROO ST, CAPEL SOUND, VIC 3940  3  2  1

Sale Price

\$560,000

Sale Date: 29/11/2017

Distance from Property: 458m



14 WHYTE ST, CAPEL SOUND, VIC 3940  3  2  3

Sale Price

***\$579,000**

Sale Date: 25/11/2017

Distance from Property: 148m



This report has been compiled on 27/03/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

428 EASTBOURNE ROAD, CAPEL SOUND, VIC 3940

Indicative selling price

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

Price Range:

\$525,000 to \$560,000

Median sale price

Median price

\$536,500

House

X

Unit


Suburb

CAPEL SOUND

Period

01 January 2017 to 31 December 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 MAWARRA AVE, CAPEL SOUND, VIC 3940	*\$580,000	08/01/2018
31 ILLAROO ST, CAPEL SOUND, VIC 3940	\$560,000	29/11/2017
14 WHYTE ST, CAPEL SOUND, VIC 3940	*\$579,000	25/11/2017