

# RT Edgar

## STATEMENT OF INFORMATION

19 September 2019

### Property offered for sale

9 Allambi Avenue Capel Sound Vic 3940

### Indicative selling price

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

Single price	\$	OR Range between	\$ 475,000	&	\$ 522,500
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### Median sale price

Median price	\$ 527,750	House		Suburb	Capel Sound Vic 3940
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Period - From	30 <sup>th</sup> August 2018	to	1 <sup>st</sup> September 2019	Source	Core Logic
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### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Rye estate agent and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4 Branson Street Rosebud Vic 3939	\$ 470,000	2 <sup>nd</sup> July 2019
2 24 Cain Street Capel Sound Vic 3940	\$ 443,000	1 <sup>st</sup> April 2019
3 15 The Helm Capel Sound Vic 3940	\$ 425,000	13 <sup>th</sup> Sept 2019

