

Tullie Roberts

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/68 Elizabeth Avenue Capel Sound VIC 3940

 2  1  1

## Indicative Selling Price

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

Range between \$390,000 & \$420,000

## Median Sale Price

\$474,500 Units in Capel sound between 01 Jul 2018 - 30 Jun 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.



**1/9 Grenville Grove Capel Sound  
VIC 3940**

 2  1  2

Sold Price

**\$392,500**

Sold Date

**26-Mar-19**

Distance

**0.59km**



**8/21A Howqua Drive Capel Sound  
VIC 3940**

 2  1  1

Sold Price <sup>RS</sup>

**\$390,000**

Sold Date

**12-Jun-19**

Distance

**0.65km**



**27/1559 Point Nepean Road Capel  
Sound VIC 3940**

 2  1  1

Sold Price

**\$380,000**

Sold Date

**21-Feb-19**

Distance

**1.39km**

RS = Recent sale

UN = Undisclosed Sale

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