



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Kolinda Crescent,  
CAPEL SOUND 3940

House

2 beds

1 baths

1 parking

### Indicative selling price

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

**Range \$520,000 - \$570,000**

### Median sale price

Median **House** for **CAPEL SOUND** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$533,750**

### 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 the most comparable to the property for sale.

**18 Whyte Street,**  
Capel Sound 3940

Price **\$520,000** Sold 15  
November 2017

**58 Whitehead Grove,**  
Rosebud 3939

Price **\$552,000** Sold 26  
August 2017

**12 Johnson Street,**  
Capel Sound 3940

Price **\$575,000** Sold 29  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Dromana-Rosebud

1159-1165 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



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**Stockdale  
& Leggo**