

STATEMENT OF INFORMATION

16 RUYTON DRIVE, CAPEL SOUND, VIC 3940

PREPARED BY MICHAEL PRENTICE , PRENTICE REAL ESTATE RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 RUYTON DRIVE, CAPEL SOUND, VIC

3 1 2

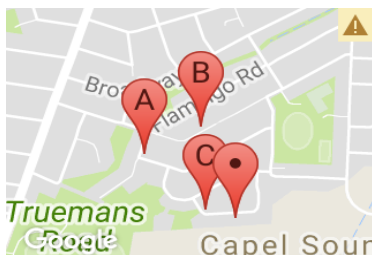
Indicative Selling Price

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

Price Range: \$525,000 to \$575,000

Provided by: Michael Prentice , Prentice Real Estate Rye

MEDIAN SALE PRICE



CAPEL SOUND, VIC, 3940

Suburb Median Sale Price (House)

\$546,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



7 TERN AVE, CAPEL SOUND, VIC 3940

3 1 1

Sale Price

\$505,500

Sale Date: 27/02/2018

Distance from Property: 372m



46 SWANS WAY, CAPEL SOUND, VIC 3940

4 1 1

Sale Price

\$505,000

Sale Date: 05/02/2018

Distance from Property: 344m



5 RUYTON DR, CAPEL SOUND, VIC 3940

1 1 2

Sale Price

\$500,000

Sale Date: 27/01/2018

Distance from Property: 101m



This report has been compiled on 14/05/2018 by Prentice Real Estate Rye. 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

16 RUYTON DRIVE, CAPEL SOUND, VIC 3940

Indicative selling price

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

Price Range:

\$525,000 to \$575,000

Median sale price

Median price

\$546,000

House

X

Unit

Suburb

CAPEL SOUND

Period

01 April 2017 to 31 March 2018

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
7 TERN AVE, CAPEL SOUND, VIC 3940	\$505,500	27/02/2018
46 SWANS WAY, CAPEL SOUND, VIC 3940	\$505,000	05/02/2018
5 RUYTON DR, CAPEL SOUND, VIC 3940	\$500,000	27/01/2018