

RT Edgar

STATEMENT OF INFORMATION

20 October 2017

Property offered for sale

6 Woodthorpe Road, Capel Sound 3940

Indicative selling price

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

Range
Between

\$615,000

& \$675,000

Median sale price

Median price \$470,000

House

X

Unit

Suburb or
locality

Capel Sound 3940

Period - From January 2017

to April 2017

Source

RP Data Core Logic

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last eighteen 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 7 Woodthorpe Road, Capel Sound	\$750,000	29/7/2017
2 484 Eastbourne Road, Capel Sound	\$660,000	27/5/2017
3 1743 Point Nepean Road, Capel Sound	\$890,000	26/5/2017