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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

OTHER Offered for Sale

114 Boneo Road Capel Sound VIC 3940

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Indicative Selling Price

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

Range between \$400,000 & \$440,000

Median Sale Price

\$547,500 Others in Capel sound between 01 Jun 2018 - 31 May 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.

	57 Second Avenue Rosebud VIC 3939	Sold Price	\$445,000	Sold Date	15-Mar-19
4 2 1				Distance	1.24km
	16 Orchid Avenue Capel Sound VIC 3940	Sold Price	\$440,000	Sold Date	18-Mar-19
3 1 1				Distance	1.4km
	30 Hakea Avenue Capel Sound VIC 3940	Sold Price	\$430,000^{UN}	Sold Date	22-May-19
4 2 1				Distance	1.46km

RS = Recent sale UN = Undisclosed Sale

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