



604 m<sup>2</sup>  
approx

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Kingfisher Avenue,  
CAPEL SOUND 3940

#### Indicative selling price

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

**Range \$320,000 - \$350,000**

#### Median sale price

Median **House** for **CAPEL SOUND** for period **Jan 2018 - Jan 2019**

Sourced from **Pricefinder**.

**\$540,000**

#### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

#### 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**