



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

2/56 Flamingo Road Capel Sound VIC 3940

3 1 1

Indicative Selling Price

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

Range between \$520,000 & \$560,000

Median Sale Price

\$540,000 Houses in Capel sound between May 2017 - Apr 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



2/30 Staughton Avenue Capel Sound VIC 3940

3 2 2

Sold Price **\$585,000** Sold Date **06-Apr-18**

Distance **0.19km**



2/54 Grenville Grove Capel Sound VIC 3940

3 2 2

Sold Price **\$615,000** Sold Date **30-Nov-17**

Distance **0.4km**



8 Greenhood Crescent Capel Sound VIC 3940

3 1 2

Sold Price **\$530,000** Sold Date **02-Feb-18**

Distance **0.6km**

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