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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

43 Cootamundra Avenue Capel Sound VIC 3940

 4  2  1

Indicative Selling Price

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

Range between \$570,000 & \$615,000

Median Sale Price

\$542,500 Houses in Capel sound between 01 Mar 2018 - 28 Feb 2019

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.



203 Eastbourne Road Rosebud VIC 3939 Sold Price **\$610,000** Sold Date **12-Feb-19**
 4  2  4 Distance **1.75km**



344 Eastbourne Road Rosebud VIC 3939 Sold Price ^{RS} **\$590,000** Sold Date **21-Jan-19**
 4  2  2 Distance **1.43km**



47 Boneo Road Rosebud VIC 3939 Sold Price **\$665,000** Sold Date **09-Jan-19**
 4  2  3 Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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