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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

95 Truemans Road Capel Sound VIC 3940

 4  1  1

Indicative Selling Price

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

Range between \$420,000 & \$460,000

Median Sale Price

\$524,000 Houses in Capel sound between 01 Aug 2018 - 31 Jul 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.



68 Truemans Road Tootgarook VIC 3941 Sold Price **\$540,000** Sold Date **25-Mar-19**
 3  2  2 Distance **0.09km**



84 Broadway Capel Sound VIC 3940 Sold Price ^{RS} **\$410,000** ^{UN} Sold Date **23-Jul-19**
 3  1  4 Distance **0.3km**



81 Swans Way Capel Sound VIC 3940 Sold Price **\$380,000** Sold Date **11-Apr-19**
 2  1  3 Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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