



Statement of Information

Sections 47AF of the Estate Agents Act 1980

19 Flamingo Road, CAPEL SOUND 3940

Indicative selling price

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

Range \$525,000 - \$565,000

Median sale price

Median **House** for **CAPEL SOUND** for period **Oct 2017 - Dec 2017**

Sourced from **REIV**.

\$560,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

46 Swans Way,
Capel Sound 3940

Price \$505,000 Sold 05
February 2018

47 Elizabeth Avenue,
Capel Sound 3940

Price \$536,000 Sold 09
November 2017

5 Swans Way,
Capel Sound 3940

Price \$565,000 Sold 30
October 2017

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 REIV.

House

2 beds

1 baths

Stockdale

Stockdale & Leggo Dromana-Rosebud

1159-1165 Point Nepean Road,
Rosebud VIC 3939

Contact agents



Jonathon McCoy
Stockdale & Leggo

03 5987 3233
0403 290 019

jonathon.mccoy@stockdaleleggo.com.au



John Sanderson
Stockdale & Leggo

03 5987 3233
0407 457 340

jsanderson@stockdaleleggo.com.au

**Stockdale
& Leggo**