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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

299 Eastbourne Road Capel Sound VIC 3940

3 2 1

### Indicative Selling Price

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

Single Price \$635,000




### Median Sale Price

\$540,000 Houses in Capel sound between 01 Sep 2017 - 31 Aug 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.

	<b>25 Whyte Street Capel Sound VIC 3940</b> 5  2  2	Sold Price	<b>\$617,000</b>	Sold Date	<b>28-Apr-18</b>	Distance	<b>0.25km</b>
	<b>23 Ella Crescent Capel Sound VIC 3940</b> 3  2  1	Sold Price	<b>\$613,000</b>	Sold Date	<b>25-Aug-18</b>	Distance	<b>0.3km</b>
	<b>10 Redmond Court Rosebud VIC 3939</b> 3  2  1	Sold Price	<b>\$640,000</b>	Sold Date	<b>05-May-18</b>	Distance	<b>0.94km</b>

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