



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**10/57 Wingara,  
CAPEL SOUND 3940**

Unit



1 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$400,000 - \$425,000**

### Median sale price

Median **Unit** for **CAPEL SOUND** for period **Jan 2019 - Aug 2019**

Sourced from **Price Finder**.

**\$450,000**

### 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.

**11/57 Wingara Drive,**  
Capel Sound 3940

Price **\$400,000** Sold 06 July  
2018

**7A Whyte Street,**  
Capel Sound 3940

Price **\$455,000** Sold 06  
October 2018

**4 Lea Way,**  
Rosebud 3939

Price **\$425,000** Sold 21 May  
2018

This Statement of Information was prepared on 26th Sep 2019

### 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 Price Finder.

### Stockdale & Leggo (Dromana-Rosebud)

1159-1165 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



**John R King**  
Stockdale & Leggo

03 5987 3233  
0419 202 471  
[jking@stockdaleleggo.com.au](mailto:jking@stockdaleleggo.com.au)



**John Sanderson**  
Stockdale & Leggo

03 5987 3233  
0407 457 340  
[jsanderson@stockdaleleggo.com.au](mailto:jsanderson@stockdaleleggo.com.au)

**Stockdale  
& Leggo**