



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**39 Capel Avenue,
CAPEL SOUND 3940**

House



3 beds



2 baths



1 parking

Indicative selling price

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

Range \$765,000 - \$795,000

Median sale price

Median **House** for **CAPEL SOUND** for period **Jun 2019 - Sep 2019**

Sourced from realestate.com.au

\$540,000

Comparable property sales

**2 Percival Street,
Capel Sound 3940**

Price \$740,000 Sold 15 May
2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

This Statement of Information was prepared on 18th Sep 2019

Additional Information

Fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

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 realestate.com.au

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