



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**59 Truemans Road,
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 \$690,000 - \$760,000

Median sale price

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

Sourced from **Pricefinder**.

\$540,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

28 Capel Avenue,
Capel Sound 3940

Price **\$700,000** Sold 24 June
2019

49 Wilkinson Street,
Tootgarook 3941

Price **\$725,000** Sold 22 June
2019

1 Neerin Street,
Capel Sound

Price **\$699,000** Sold 25 July
2019

This Statement of Information was prepared on 26th Oct 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 Pricefinder.

Ray White Rye

1/2353 Point Nepean Road,
Rye VIC 3941

Contact agents



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