



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

5/1685 Point Nepean Road,  
CAPEL SOUND 3940

### Indicative selling price

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

**Range \$495,000 - \$540,000**

### Median sale price

Median **Unit** for **CAPEL SOUND** for period **Nov 2016 - Oct 2017**

Sourced from **Corelogic**.

**\$430,000**

### 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.

**2/32 Kingfisher Avenue,**  
Capel Sound 3940

Price **\$530,000** Sold 27 May  
2017

**2/24 Broadway,**  
Capel Sound 3940

Price **\$570,000** Sold 30 June  
2017

**1/8 Dotterel Court,**  
Capel Sound 3940

Price **\$528,000** Sold 09  
September 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 Corelogic.

### Contact agents



**Adam King**  
Raine and Horne

03 5986 8188  
0 422 337 337

[adam.king@rosebud.rh.com.au](mailto:adam.king@rosebud.rh.com.au)

**Raine & Horne** ad.  
ROSEBUD VIC 3959