



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**35 Mawarra Avenue,  
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 \$490,000 - \$530,000**

### Median sale price

Median **House** for **CAPEL SOUND** for period **Jan 2018 - Dec 2018**  
Sourced from **Corelogic**.

**\$547,500**

### Comparable property sales

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 16th 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 Corelogic.

House

3 beds

1 baths

2 parking

### Raine & Horne Rosebud

1013 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



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Raine and Horne

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**Raine&Horne.**