

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

9-11 Terry Street,  
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 from \$850,000 -  
\$930,000**

### Median sale price

Median **House** for **CAPEL SOUND** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$460,000**

### 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.

**1739 Point Nepean Road,** Price **\$1,000,000** Sold 04 January 2017  
Capel Sound 3940

**1743 Point Nepean Road,** Price **\$890,000** Sold 21 April 2017  
Capel Sound 3940

**484 Eastbourne Road,** Price **\$660,000** Sold 27 May 2017  
Capel Sound 3940

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.

House

 **3 beds**

 **1 baths**

 **1 parking**

### Contact agents

 **Darrin Marr**  
Stockdale & Leggo

03 5987 3233  
0409 066 933

[darrin.marr@stockdaleleggo.com.au](mailto:darrin.marr@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo Dromana-  
Rosebud**

1159-1165 Point Nepean Road,  
Rosebud VIC 3939