

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 6/1 Brendel 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 \$595,000 -  
\$635,000**

### Median sale price

Median **House** for **CAPEL SOUND** for period **Jul 2017 - Sep 2017**  
Sourced from **Property data** .

**\$560,000**

### 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.

**1/24 Broadway,** Price **\$610,000** Sold 29 June 2017  
Capel Sound 3940

**1/15 Rose Street,** Price **\$635,000** Sold 20 April 2017  
Capel Sound 3940

**2/24 Broadway,** Price **\$570,000** Sold 05 July 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 Property data .

House



3 beds



2 baths



1 parking

### Contact agents

 **Shane Fox**  
Ray White

(03) 5986 4900  
0408 272 325  
[shane.fox@raywhite.com](mailto:shane.fox@raywhite.com)



**Ray White Rosebud**

1131-1135 Point Nepean Road,  
Rosebud VIC 3939