



# Statement of Information

Sections 47AF of the Estate Agents Act 1980

5 Ruyton Drive,  
CAPEL SOUND 3940

House



2 beds



1 baths



2 parking

## Indicative selling price

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

**Range \$480,000 - \$510,000**

## Median sale price

Median **House** for **CAPEL SOUND** for period **Oct 2017 - Dec 2017**

Sourced from **Property data**.

**\$535,000**

## 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.

**502 Eastbourne Road,**  
Capel Sound 3940

Price **\$470,000** Sold 18  
December 2017

**29 The Galley,**  
Capel Sound 3940

Price **\$460,000** Sold 14  
August 2017

**41 Flamingo Road,**  
Capel Sound 3940

Price **\$501,000** Sold 29 June  
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 Property data.

## Contact agents



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