

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/1635 Point Nepean Road Capel Sound VIC 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$449,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/1591 Point Nepean Road Capel Sound VIC 3940	\$465,000	22-Feb-20
2/9 Chatfield Avenue Capel Sound VIC 3940	\$470,000	29-Apr-20
1/48 Broadway Capel Sound VIC 3940	\$495,000	02-Mar-20

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 10 July 2020


3/1591 Point Nepean Road Capel Sound VIC 3940
 2  1  2

Sold Price

\$465,000Sold Date **22-Feb-20**

Distance

0.13km
2/9 Chatfield Avenue Capel Sound VIC 3940
 3  1  1

Sold Price

^{RS} **\$470,000**Sold Date **29-Apr-20**

Distance

0.2km
1/48 Broadway Capel Sound VIC 3940
 3  1  2

Sold Price

\$495,000Sold Date **02-Mar-20**

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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