

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

23/1559 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

\$647,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jul 2021

to

30 Jun 2022

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

17/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$670,000	26-Feb-22
2/314 EASTBOURNE ROAD ROSEBUD VIC 3939	\$695,000	04-May-22
2/135 BONEO ROAD ROSEBUD VIC 3939	\$750,000	28-Apr-22

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: 28 July 2022



DO NOT ENTER if you have been in contact with someone within the last 14 days who has been diagnosed with COVID-19 or if you've got these symptoms:



17/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

Sold Price **\$670,000** Sold Date **26-Feb-22**

Distance **0.04km**

2 1 1



2/314 EASTBOURNE ROAD ROSEBUD VIC 3939

Sold Price **\$695,000** Sold Date **04-May-22**

Distance **1.07km**

3 1 2



2/135 BONEO ROAD ROSEBUD VIC 3939

Sold Price ^{RS} **\$750,000** Sold Date **28-Apr-22**

Distance **1.29km**

2 1 1

RS = Recent sale

UN = Undisclosed Sale

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