

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

1735 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2022

to

31 Jan 2023

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

1859 POINT NEPEAN ROAD TOOTGAROOK VIC 3941	\$1,250,000	10-Oct-22
1707 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$1,300,000	28-Mar-22
1579 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$1,390,000	07-Feb-23

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: 09 February 2023

SHORELINE

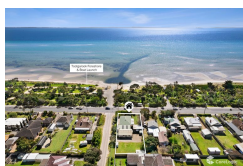
REAL ESTATE

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**1859 POINT NEPEAN ROAD
TOOTGAROOK VIC 3941**

Sold Price **\$1,250,000** Sold Date **10-Oct-22**

3 1 4

Distance **0.77km**

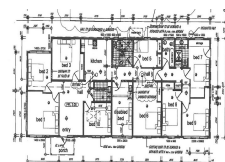


**1707 POINT NEPEAN ROAD CAPEL
SOUND VIC 3940**

Sold Price **\$1,300,000** Sold Date **28-Mar-22**

6 3 3

Distance **0.25km**



**1579 POINT NEPEAN ROAD CAPEL
SOUND VIC 3940**

Sold Price ^{RS} **\$1,390,000** Sold Date **07-Feb-23**

9 3 -

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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