

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

11/1559 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 May 2020

to

30 Apr 2021

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

10/38 Wingara Drive Capel Sound VIC 3940	\$515,000	27-Apr-21
1/6 Lyme Court Capel Sound VIC 3940	\$490,000	24-Feb-21

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: 14 May 2021



10/38 Wingara Drive Capel Sound VIC 3940

 2
  1
  2

Sold Price

RS

\$515,000

Sold Date

27-Apr-21

Distance

1.41km

1/6 Lyme Court Capel Sound VIC 3940

 3
  1
  1

Sold Price

RS

\$490,000

Sold Date

24-Feb-21

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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