

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

2/1669 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/37 Truemans Road Capel Sound VIC 3940	\$575,000	27-Aug-19
1/3 Florence Avenue Capel Sound VIC 3940	\$690,000	05-May-19
3/31 Hope Street Rosebud VIC 3939	\$580,000	21-Mar-19

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 September 2019

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2/37 Truemans Road Capel Sound VIC 3940

Sold Price ^{RS} **\$575,000** ^{UN} Sold Date **27-Aug-19**

3 2 2

Distance **1.13km**



1/3 Florence Avenue Capel Sound VIC 3940

Sold Price **\$690,000** Sold Date **05-May-19**

4 2 2

Distance **0.67km**



3/31 Hope Street Rosebud VIC 3939

Sold Price **\$580,000** Sold Date **21-Mar-19**

3 2 1

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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