

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

3/1591 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jan 2019

to

31 Dec 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

6/1 Chatfield Avenue Capel Sound VIC 3940	\$455,000	13-Nov-19
8/1559 Point Nepean Road Capel Sound VIC 3940	\$449,000	07-Dec-19
1/398 Eastbourne Road Capel Sound VIC 3940	\$385,000	20-Nov-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 January 2020



6/1 Chatfield Avenue Capel Sound VIC 3940

 2  1  1

Sold Price

\$455,000

Sold Date

13-Nov-19

Distance

0.03km



8/1559 Point Nepean Road Capel Sound VIC 3940

 2  1  2

Sold Price

\$449,000

Sold Date

07-Dec-19

Distance

0.34km



1/398 Eastbourne Road Capel Sound VIC 3940

 2  1  2

Sold Price

\$385,000

Sold Date

20-Nov-19

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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