

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

24/1559 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

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

23/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$670,000	15-Aug-22
5/1485 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$590,000	13-Oct-22
14/72 JETTY ROAD ROSEBUD VIC 3939	-	04-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: 13 February 2023


**23/1559 POINT NEPEAN ROAD
CAPEL SOUND VIC 3940**
 2  1  1

Sold Price

\$670,000

Sold Date

15-Aug-22

Distance

0.05km

**5/1485 POINT NEPEAN ROAD
ROSEBUD VIC 3939**
 2  1  1

Sold Price

\$590,000

Sold Date

13-Oct-22

Distance

0.6km

**14/72 JETTY ROAD ROSEBUD VIC
3939**
 2  1  1

Sold Price

^{RS}

Sold Date

04-Feb-23

Distance

2.35km

RS = Recent sale

UN = Undisclosed Sale

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