

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

8/1559 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Oct 2018

to

30 Sep 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

5/1773 Point Nepean Road Capel Sound VIC 3940	\$513,000	16-Sep-19
2/135 Boneo Road Rosebud VIC 3939	\$440,000	13-Aug-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: 28 October 2019



5/1773 Point Nepean Road Capel Sound VIC 3940

2 1 1

Sold Price

\$513,000

Sold Date

16-Sep-19

Distance

1.53km



2/135 Boneo Road Rosebud VIC 3939

2 1 1

Sold Price

^{RS} **\$440,000**

Sold Date

13-Aug-19

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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