

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

2/398 EASTBOURNE 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Dec 2023

to

30 Nov 2024

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

20/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$500,000	02-Oct-24
26/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$520,000	01-Jul-24
1/16 CHATFIELD AVENUE CAPEL SOUND VIC 3940	\$570,000	13-Jul-24

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.~~

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**20/1559 POINT NEPEAN ROAD
CAPEL SOUND VIC 3940**

2 1 1

Sold Price **\$500,000** Sold Date **02-Oct-24**

Distance **0.51km**



**26/1559 POINT NEPEAN ROAD
CAPEL SOUND VIC 3940**

2 1 1

Sold Price **\$520,000** Sold Date **01-Jul-24**

Distance **0.5km**



**1/16 CHATFIELD AVENUE CAPEL
SOUND VIC 3940**

2 1 1

Sold Price **\$570,000** Sold Date **13-Jul-24**

Distance **0.65km**



**1/51 FLORENCE AVENUE CAPEL
SOUND VIC 3940**

3 1 1

Sold Price **\$530,100** Sold Date **13-Jun-24**

Distance **1.86km**

RS = Recent sale UN = Undisclosed Sale

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