

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

6/1749 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

\$865,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jul 2021

to

30 Jun 2022

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

4/4 GRENVILLE GROVE CAPEL SOUND VIC 3940	\$892,500	24-Feb-22
8A ELANORA COURT CAPEL SOUND VIC 3940	\$890,000	02-Feb-22
2/84 ELIZABETH AVENUE CAPEL SOUND VIC 3940	\$800,000	13-Jan-22

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: 23 July 2022

**4/4 GRENVILLE GROVE CAPEL
SOUND VIC 3940**

3 2 3

Sold Price **\$892,500** Sold Date **24-Feb-22**Distance **0.26km****8A ELANORA COURT CAPEL
SOUND VIC 3940**

3 2 2

Sold Price **\$890,000** Sold Date **02-Feb-22**Distance **0.5km****2/84 ELIZABETH AVENUE CAPEL
SOUND VIC 3940**

3 2 1

Sold Price **\$800,000** Sold Date **13-Jan-22**Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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