

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

1/669 Point Nepean Road, Capel Sound

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,200,000 & \$1,280,000

### Median sale price

Median price \$773,500 Property type *Townhouse* Suburb Capel Sound

Period - From May 2023 to September 2023 Source Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/24 William Street, McCrae	\$1,150,000	20 May 2023
4/32 Richardson Street, Rye	\$1,250,000	4 May 2023
2/1759 Point Nepean Road, Capel Sound	\$1,215,000	2 September 2023

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 October 2023