

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

16/1559 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Oct 2023

to

30 Sep 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	08-Oct-24
26/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$520,000	01-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.

This Statement of Information was prepared on: 31 October 2024



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

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **08-Oct-24**
Distance **0.02km**



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

2 1 1

Sold Price **\$520,000** Sold Date **01-Jul-24**
Distance **0.02km**

RS = Recent sale **UN** = Undisclosed Sale

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