## Statement of Information Single residential property located in the Melbourne metropolitan area

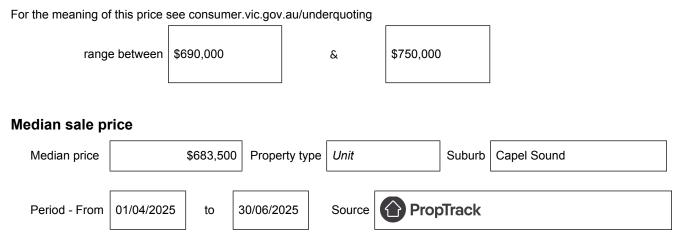
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

7/1553 Point Nepean Road, Capel Sound, Vic 3940

## Indicative selling price



## 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 six 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
24/1553 Point Nepean Road, Capel Sound, VIC 3940	\$750,000	17/05/2025
1/486 Eastbourne Road, Capel Sound, VIC 3940	\$750,000	11/06/2025
1/22 Swans Way, Capel Sound, VIC 3940	\$665,000	20/01/2025

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 03/07/2025

