

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

5/1559 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

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Dec 2022

to

30 Nov 2023

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

19/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$535,000	27-Sep-23
10 WYUNA STREET CAPEL SOUND VIC 3940	\$540,000	19-Sep-23
2/86 FIRST AVENUE ROSEBUD VIC 3939	\$570,000	14-Aug-23

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: 12 December 2023



**19/1559 POINT NEPEAN ROAD
CAPEL SOUND VIC 3940**

2 1 2

Sold Price

^{RS}

\$535,000

Sold Date

27-Sep-23

Distance

0.1km



**10 WYUNA STREET CAPEL SOUND
VIC 3940**

2 1 3

Sold Price

\$540,000

Sold Date

19-Sep-23

Distance

0.87km



**2/86 FIRST AVENUE ROSEBUD VIC
3939**

3 1 2

Sold Price

\$570,000

Sold Date

14-Aug-23

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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