

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

2/1591 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Dec 2019

to

30 Nov 2020

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

Address of comparable property	Price	Date of sale
3/1591 Point Nepean Road Capel Sound VIC 3940	\$465,000	22-Feb-20

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.

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**3/1591 Point Nepean Road Capel
Sound VIC 3940**

Sold Price **\$465,000** Sold Date **22-Feb-20**

 2  1  2

Distance -

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

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