

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

11/1587-1589 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Capel Sound

Period-from

01 Oct 2020

to

30 Sep 2021

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

| | | |
|--|-----------|-----------|
| 12/1 Chatfield Avenue Capel Sound VIC 3940 | \$546,000 | 03-Jul-21 |
| 7/1 Chatfield Avenue Capel Sound VIC 3940 | \$600,000 | 20-May-21 |
| 204/866 Point Nepean Road Rosebud VIC 3939 | \$715,000 | 30-Jan-21 |

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: 11 October 2021

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12/1 Chatfield Avenue Capel Sound VIC 3940

2 1 1

Sold Price

\$546,000

Sold Date

03-Jul-21

Distance

0.01km



7/1 Chatfield Avenue Capel Sound VIC 3940

2 1 1

Sold Price

\$600,000

Sold Date

20-May-21

Distance

0.01km



204/866 Point Nepean Road Rosebud VIC 3939

2 2 1

Sold Price

\$715,000

Sold Date

30-Jan-21

Distance

2.92km

Notes from your agent

Has 2 bathrooms so worth a bit more than yours. Sold for \$715k in January this year.

RS = Recent sale

UN = Undisclosed Sale

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