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	6/1769 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$577,500	Property type	Unit	Suburb	Capel Sound
Period-from	01 Apr 2024	to	31 Mar 2025	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
1/10 KARINGAL DRIVE CAPEL SOUND VIC 3940	$630,000	06-Jan-25
23 WINDELLA AVENUE ROSEBUD VIC 3939	$720,000	20-Feb-25

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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1/10 KARINGAL DRIVE CAPEL SOUND VIC 3940

3 2 2

Sold Price RS $630,000 Sold Date 06-Jan-25

Distance 1.58km



23 WINDELLA AVENUE ROSEBUD VIC 3939

3 2 1

Sold Price RS $720,000 Sold Date 20-Feb-25

Distance 2.54km

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

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