

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 18 Swans Way, Capel Sound, VIC 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$690,000 & \$730,000

Median sale price

Median price \$805,000 Property Type Vacant Land Suburb Capel Sound (3940)
Period - From 01/04/2023 to 31/03/2024 Source Pricefinder

Comparable property sales

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
54 FLORENCE AVENUE, CAPEL SOUND VIC 3940	\$870,000	14/11/2023
68 BROADWAY, CAPEL SOUND VIC 3940	\$700,000	17/01/2024
18 FLAMINGO ROAD, CAPEL SOUND VIC 3940	\$785,000	24/02/2024

This Statement of Information was prepared on: 23/09/2024