

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

1/22 SWANS WAY, CAPEL SOUND 3940

Land size approx.
325 sqm

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

\$650,000

&

\$675,000

Median Price

\$720,000

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 2 kilometers of the property for sale in the last 5 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**13 THE GALLEY
CAPEL SOUND 3940**

 2  1  1

Land size approx. 317sqm

Sold Price

\$635,000

Sold Date

10-Aug-24

Distance

0.63km



**2/1559 POINT NEPEAN ROAD
CAPEL SOUND 3940**

 3  1  1

Land size approx. 286 sqm

Sold Price

\$635,000

Sold Date

24-Jul-24

Distance

1.57km



**15 THE HELM
CAPEL SOUND 3940**

 2  1  2

Land size approx. 336 sqm

Sold Price

\$640,100

Sold Date

28-Aug-24

Distance

0.54km



**33 THE GALLEY CAPEL SOUND
3940**

 3  1  1

Land size approx. 324 sqm

Sold Price

\$640,500

Sold Date

07-Dec-24

Distance

0.59km



**148 THIRD AVENUE
ROSEBUD 3939**

 2  1  1

Land size approx. 385 sqm

Sold Price

\$652,500

Sold Date

02-Nov-24

Distance

2.64km



**4 THE HELM
CAPEL SOUND 3940**

 3  2  1

Land size approx. 360 sqm

Sold Price

\$675,000

Sold Date

31-Aug-24

Distance

0.54km