

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 SWANS WAY, CAPEL SOUND, VIC 3940  3  1  1

Indicative Selling Price

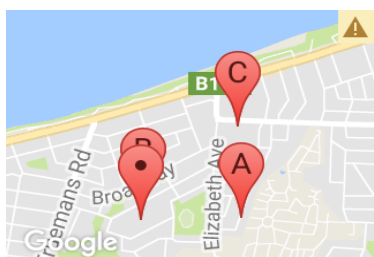
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$530,000

Provided by: Brendan Adams, eview Group Southern Peninsula

MEDIAN SALE PRICE



CAPEL SOUND, VIC, 3940

Suburb Median Sale Price (House)

\$550,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



75 COOTAMUNDRA AVE, CAPEL SOUND, VIC  3  1  2

Sale Price

\$520,000

Sale Date: 15/04/2017

Distance from Property: 651m



41 FLAMINGO RD, CAPEL SOUND, VIC 3940  2  1  1

Sale Price

\$501,000

Sale Date: 22/06/2017

Distance from Property: 121m



24 THE GALLEY, CAPEL SOUND, VIC 3940  2  1  6

Sale Price

\$515,000

Sale Date: 23/04/2017

Distance from Property: 914m



This report has been compiled on 23/10/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

65 SWANS WAY, CAPEL SOUND, VIC 3940

Indicative selling price

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

Single Price:

\$530,000

Median sale price

Median price

\$550,000

House

X

Unit

Suburb

CAPEL SOUND

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
75 COOTAMUNDRA AVE, CAPEL SOUND, VIC 3940	\$520,000	15/04/2017
41 FLAMINGO RD, CAPEL SOUND, VIC 3940	\$501,000	22/06/2017
24 THE GALLEY, CAPEL SOUND, VIC 3940	\$515,000	23/04/2017