

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

3/70 Swans Way, Capel Sound, Vic 3940

Indicative selling price

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

range between

\$960,000

&

\$1,040,000

Median sale price

Median price Range

\$678,500

Property type

Unit

Suburb

Capel Sound

Period - From

10/04/2025

to

09/07/2025

Source



PropTrack

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 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
6 Eliza Street, Capel Sound VIC 3940	\$1,015,000	21/05/2025
3/6 Hill Court, Rosebud, VIC 3939	\$1,040,000	09/05/2025
14a Hays Avenue, Rosebud, VIC 3939	\$1,100,000	02/06/2025

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 six months.~~

This Statement of Information was prepared on: 18/07/2025