

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**95 CHAPMAN STREET, SWAN HILL, VIC**

3 1 2

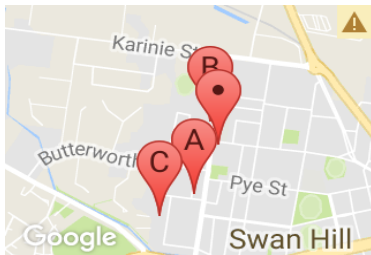
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$210,000 to \$230,000**

Provided by: Brian Wood , Wood & Co Real Estate

## MEDIAN SALE PRICE



**SWAN HILL, VIC, 3585**

**Suburb Median Sale Price (House)**

**\$250,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**23 STANDEN ST, SWAN HILL, VIC 3585**

3 1 1

**Sale Price**

**\*\$228,000**

Sale Date: 16/10/2017

Distance from Property: 404m



**40 MURLONG ST, SWAN HILL, VIC 3585**

3 1 1

**Sale Price**

**\$215,000**

Sale Date: 25/07/2017

Distance from Property: 172m



**2 FOSTER ST, SWAN HILL, VIC 3585**

3 1 2

**Sale Price**

**\$210,000**

Sale Date: 29/05/2017

Distance from Property: 664m



This report has been compiled on 08/11/2017 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

95 CHAPMAN STREET, SWAN HILL, VIC 3585

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$210,000 to \$230,000

### Median sale price

Median price \$250,000

House

Unit

Suburb

SWAN HILL

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|------------------------------------|------------|--------------|
| 23 STANDEN ST, SWAN HILL, VIC 3585 | *\$228,000 | 16/10/2017   |
| 40 MURLONG ST, SWAN HILL, VIC 3585 | \$215,000  | 25/07/2017   |
| 2 FOSTER ST, SWAN HILL, VIC 3585   | \$210,000  | 29/05/2017   |