

STATEMENT OF INFORMATION

4/167 MCCALLUM ST, SWAN HILL, VIC 3585

PREPARED BY REBECCA POYNER, WOOD & CO REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/167 MCCALLUM ST, SWAN HILL, VIC

2 1 1

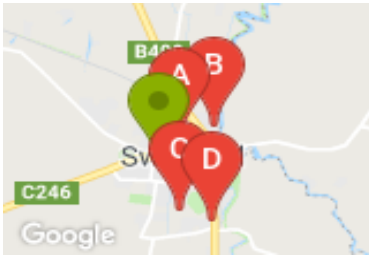
Indicative Selling Price

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

Single Price: **\$190,000**

Provided by: Rebecca Poyner, Wood & Co Real Estate

MEDIAN SALE PRICE



SWAN HILL, VIC, 3585

Suburb Median Sale Price (Unit)

\$225,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



2/82 STRADBROKE AVE, SWAN HILL, VIC 3585

2 1 1

Sale Price

\$220,000

Sale Date: 01/05/2018

Distance from Property: 932m



5/14 MILLOO ST, SWAN HILL, VIC 3585

2 1 1

Sale Price

\$200,000

Sale Date: 12/12/2017

Distance from Property: 1.8km



9/68 CORONATION AVE, SWAN HILL, VIC 3585

2 1 1

Sale Price

\$191,000

Sale Date: 24/04/2018

Distance from Property: 1.5km



This report has been compiled on 26/06/2018 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2/478 CAMPBELL ST, SWAN HILL, VIC 3585

 2  2  1

Sale Price

***\$210,000**

Sale Date: 08/01/2018

Distance from Property: 2.3km



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

4/167 MCCALLUM ST, SWAN HILL, VIC 3585

Indicative selling price

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

Single Price: \$190,000

Median sale price

Median price \$225,000

House

Unit

X

Suburb

SWAN HILL

Period 01 April 2017 to 31 March 2018

Source

pricfinder

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 |
|------------------------------------------|------------|--------------|
| 2/82 STRADBROKE AVE, SWAN HILL, VIC 3585 | \$220,000 | 01/05/2018 |
| 5/14 MILLOO ST, SWAN HILL, VIC 3585 | \$200,000 | 12/12/2017 |
| 9/68 CORONATION AVE, SWAN HILL, VIC 3585 | \$191,000 | 24/04/2018 |
| 2/478 CAMPBELL ST, SWAN HILL, VIC 3585 | *\$210,000 | 08/01/2018 |