

## **STATEMENT OF INFORMATION**

4 FREEMAN COURT, SWAN HILL, VIC 3585

PREPARED BY REBECCA POYNER, WOOD & CO REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 FREEMAN COURT, SWAN HILL, VIC 3585**  3  1  -

### Indicative Selling Price

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

Single Price: **\$130,000**

Provided by: Rebecca Poyner, Wood & Co Real Estate

## MEDIAN SALE PRICE



**SWAN HILL, VIC, 3585**

Suburb Median Sale Price (House)

**\$260,500**

01 July 2016 to 30 June 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.



**43 HARRISON CRES, SWAN HILL, VIC 3585**

 3  1  2

Sale Price

**\$136,000**

Sale Date: 22/06/2016

Distance from Property: 310m



**7 FREEMAN CRT, SWAN HILL, VIC 3585**

 3  1  2

Sale Price

**\$130,000**

Sale Date: 09/09/2015

Distance from Property: 36m



**16 DOMAILLE CRES, SWAN HILL, VIC 3585**

 3  1  2

Sale Price

**\$130,000**

Sale Date: 26/08/2015

Distance from Property: 85m



This report has been compiled on 08/08/2017 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

4 FREEMAN COURT, 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)

Single Price:

\$130,000

### Median sale price

Median price

\$260,500

House

Unit

Suburb

SWAN HILL

Period

01 July 2016 to 30 June 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
43 HARRISON CRES, SWAN HILL, VIC 3585	\$136,000	22/06/2016
7 FREEMAN CRT, SWAN HILL, VIC 3585	\$130,000	09/09/2015
16 DOMAILLE CRES, SWAN HILL, VIC 3585	\$130,000	26/08/2015