

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 SMITH COURT, SWAN HILL, VIC 3585

4 2 3

Indicative Selling Price

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

Price Range: \$330,000 to \$350,000

Provided by: Lycette Silvey, Wood & Co Real Estate

MEDIAN SALE PRICE



SWAN HILL, VIC, 3585

Suburb Median Sale Price (House)

\$249,000

01 January 2017 to 31 December 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.



19 YANA ST, SWAN HILL, VIC 3585

4 2 2

Sale Price

\$340,000

Sale Date: 27/06/2016

Distance from Property: 243m



3 LENA CL, SWAN HILL, VIC 3585

4 2 2

Sale Price

\$355,000

Sale Date: 24/05/2016

Distance from Property: 1.4km



13 CURRIE ST, SWAN HILL, VIC 3585

4 2 4

Sale Price

\$333,000

Sale Date: 28/02/2017

Distance from Property: 1.2km



This report has been compiled on 22/01/2018 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - 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

9 SMITH COURT, SWAN HILL, VIC 3585

Indicative selling price

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Price Range:

\$330,000 to \$350,000

Median sale price

Median price

\$249,000

House

X

Unit

Suburb

SWAN HILL

Period

01 January 2017 to 31 December 2017

Source



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
19 YANA ST, SWAN HILL, VIC 3585	\$340,000	27/06/2016
3 LENA CL, SWAN HILL, VIC 3585	\$355,000	24/05/2016
13 CURRIE ST, SWAN HILL, VIC 3585	\$333,000	28/02/2017