

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/28B PRITCHARD STREET, SWAN HILL,**

3 1 1

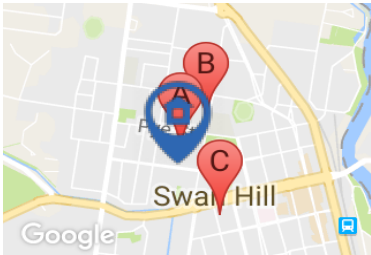
**Indicative Selling Price**

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

**\$300,000 to \$320,000**

Provided by: Brian Wood , Wood & Co Real Estate

## SUBURB MEDIAN



**SWAN HILL, VIC, 3585**

**Suburb Median Sale Price (Unit)**

**\$230,000**

01 April 2016 to 31 March 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.



**4/8 BETTS CRT, SWAN HILL, VIC 3585**

3 1 1

**Sale Price**

**\$305,000**

Sale Date: 12/10/2016

Distance from Property: 128m



**80 STRADBROKE AVE, SWAN HILL, VIC 3585**

3 1 1

**Sale Price**

**\$325,000**

Sale Date: 29/01/2017

Distance from Property: 402m



**3 CHISHOLM ST, SWAN HILL, VIC 3585**

3 1 1

**Sale Price**

**\$295,000**

Sale Date: 11/02/2016

Distance from Property: 466m



This report has been compiled on 17/05/2017 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

1/28B PRITCHARD 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)

Single Price / Range

\$300,000 to \$320,000

### Median sale price

Median price

\$230,000

House

Unit

X

Suburb

SWAN HILL

Period

01 April 2016 to 31 March 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
4/8 BETTS CRT, SWAN HILL, VIC 3585	\$305,000	12/10/2016
80 STRADBROKE AVE, SWAN HILL, VIC 3585	\$325,000	29/01/2017
3 CHISHOLM ST, SWAN HILL, VIC 3585	\$295,000	11/02/2016