

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 23 ADAMS ROAD, SWAN HILL, VIC 3585 🕮 4 🕒 2 🚓 2







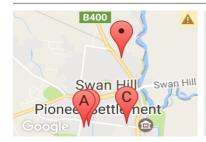
**Indicative Selling Price** 

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

\$445,000

Provided by: Brian Wood , Wood & Co Real Estate

#### **SUBURB MEDIAN**



# **SWAN HILL, VIC, 3585**

**Suburb Median Sale Price (House)** 

\$260,000

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.



#### 3 CUTRI DR, SWAN HILL, VIC 3585







Sale Price

\*\$384,000

Sale Date: 07/02/2017

Distance from Property: 2.3km





# 11 CUTRI DR, SWAN HILL, VIC 3585









Sale Price

\$425,000

Sale Date: 23/11/2016

Distance from Property: 2.2km





104 SPLATT ST, SWAN HILL, VIC 3585







Sale Price

\$475,000

Sale Date: 23/08/2016

Distance from Property: 2km



# 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	23 ADAMS ROAD, SWAN HILL, VIC 3585
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## Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price / Range	\$445,000	

## Median sale price

Median price	\$260,000	House	X	Unit	;	Suburb	SWAN HILL
Period	01 April 2016 to 31 March 2017			Source		p	ricefinder

#### 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
3 CUTRI DR, SWAN HILL, VIC 3585	*\$384,000	07/02/2017
11 CUTRI DR, SWAN HILL, VIC 3585	\$425,000	23/11/2016
104 SPLATT ST, SWAN HILL, VIC 3585	\$475,000	23/08/2016

