

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

4 2 3

Sale Price

***\$384,000**

Sale Date: 07/02/2017

Distance from Property: 2.3km



11 CUTRI DR, SWAN HILL, VIC 3585

4 2 2

Sale Price

\$425,000

Sale Date: 23/11/2016

Distance from Property: 2.2km



104 SPLATT ST, SWAN HILL, VIC 3585

4 2 2

Sale Price

\$475,000

Sale Date: 23/08/2016

Distance from Property: 2km



This report has been compiled on 06/06/2017 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2017 - 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

23 ADAMS ROAD, SWAN HILL, VIC 3585

Indicative selling price

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

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



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