

## **STATEMENT OF INFORMATION**

459 CAMPBELL STREET, SWAN HILL, VIC 3585

PREPARED BY REBECCA POYNER, WOOD & CO REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**459 CAMPBELL STREET, SWAN HILL, VIC**



### Indicative Selling Price

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

Single Price: **\$365,000**

Provided by: Rebecca Poyner, Wood & Co Real Estate

## MEDIAN SALE PRICE



**SWAN HILL, VIC, 3585**

Suburb Median Sale Price (House)

**\$250,000**

01 October 2016 to 30 September 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.



**107 MCCALLUM ST, SWAN HILL, VIC 3585**



Sale Price

**\*\$330,000**

Sale Date: 12/09/2017

Distance from Property: 1.5km



**2 HASTINGS ST, SWAN HILL, VIC 3585**



Sale Price

**\$290,000**

Sale Date: 11/02/2017

Distance from Property: 2km



**71 HIGH ST, SWAN HILL, VIC 3585**



Sale Price

**\$320,000**

Sale Date: 21/12/2016

Distance from Property: 985m



This report has been compiled on 19/10/2017 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**10 MILLOO ST, SWAN HILL, VIC 3585**

 3  1  -

Sale Price

**\$340,000**

Sale Date: 19/10/2016

Distance from Property: 2.2km



**352 BEVERIDGE ST, SWAN HILL, VIC 3585**

 4  2  2

Sale Price

**\$359,000**

Sale Date: 21/10/2016

Distance from Property: 515m



## 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

459 CAMPBELL 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:

\$365,000

### Median sale price

Median price

\$250,000

House

Unit

Suburb

SWAN HILL

Period

01 October 2016 to 30 September 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
107 MCCALLUM ST, SWAN HILL, VIC 3585	*\$330,000	12/09/2017
2 HASTINGS ST, SWAN HILL, VIC 3585	\$290,000	11/02/2017
71 HIGH ST, SWAN HILL, VIC 3585	\$320,000	21/12/2016
10 MILLOO ST, SWAN HILL, VIC 3585	\$340,000	19/10/2016

352 BEVERIDGE ST, SWAN HILL, VIC 3585	\$359,000	21/10/2016
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