

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 ALBERT STREET, SWAN HILL, VIC 3585  2  2  3

Indicative Selling Price

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

Price Range: **\$300,000 to \$330,000**

Provided by: Steve Hogan, Wood & Co Real Estate

MEDIAN SALE PRICE



SWAN HILL, VIC, 3585

Suburb Median Sale Price (House)

\$261,500

01 April 2017 to 31 March 2018

Provided by: 

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.



17 ALBERT ST, SWAN HILL, VIC 3585

 3  1  2

Sale Price

\$317,500

Sale Date: 22/01/2018

Distance from Property: 84m



30 RUTHERFORD ST, SWAN HILL, VIC

 3  1  2

Sale Price

***\$295,000**

Sale Date: 20/04/2018

Distance from Property: 806m



35 GUMMOW ST, SWAN HILL, VIC 3585

 3  2  2

Sale Price

\$350,000

Sale Date: 21/12/2017

Distance from Property: 835m



This report has been compiled on 03/05/2018 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

11 ALBERT STREET, SWAN HILL, VIC 3585

Indicative selling price

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Price Range: \$300,000 to \$330,000

Median sale price

Median price \$261,500

House

Unit

Suburb

SWAN HILL

Period 01 April 2017 to 31 March 2018

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
17 ALBERT ST, SWAN HILL, VIC 3585	\$317,500	22/01/2018
30 RUTHERFORD ST, SWAN HILL, VIC 3585	*\$295,000	20/04/2018
35 GUMMOW ST, SWAN HILL, VIC 3585	\$350,000	21/12/2017