

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 MCDONALD COURT, SWAN HILL, VIC

3 1 3

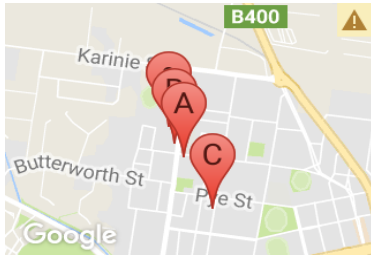
Indicative Selling Price

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

Price Range: \$209,000 to \$209,000

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: 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.



95 CHAPMAN ST, SWAN HILL, VIC 3585

3 1 2

Sale Price

\$202,000

Sale Date: 17/01/2018

Distance from Property: 244m



46 MURLONG ST, SWAN HILL, VIC 3585

3 1 1

Sale Price

\$220,000

Sale Date: 18/12/2017

Distance from Property: 131m



100 THURLA ST, SWAN HILL, VIC 3585

3 1 2

Sale Price

***\$206,500**

Sale Date: 04/04/2018

Distance from Property: 673m



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

4 MCDONALD COURT, SWAN HILL, VIC 3585

Indicative selling price

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

Price Range: \$209,000 to \$209,000

Median sale price

Median price \$261,500

House

Unit

Suburb

SWAN HILL

Period 01 April 2017 to 31 March 2018

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
95 CHAPMAN ST, SWAN HILL, VIC 3585	\$202,000	17/01/2018
46 MURLONG ST, SWAN HILL, VIC 3585	\$220,000	18/12/2017
100 THURLA ST, SWAN HILL, VIC 3585	*\$206,500	04/04/2018