

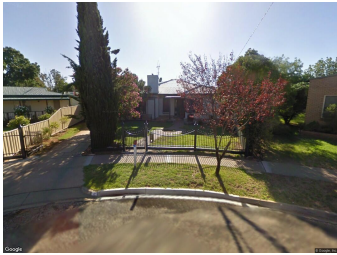
## **STATEMENT OF INFORMATION**

2 GARDEN COURT, SWAN HILL, VIC 3585

PREPARED BY REBECCA POYNER, WOOD & CO REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 GARDEN COURT, SWAN HILL, VIC 3585**

3 2 2

**Indicative Selling Price**

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

**Single Price: 298,000**

Provided by: Rebecca Poyner, 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.



**4 NOWIE ST, SWAN HILL, VIC 3585**

3 2 1

**Sale Price**

**\$310,000**

Sale Date: 25/07/2017

Distance from Property: 80m



**14 KIMA ST, SWAN HILL, VIC 3585**

3 - -

**Sale Price**

**\$280,000**

Sale Date: 21/04/2017

Distance from Property: 99m



**4 MILLOO CRES, SWAN HILL, VIC 3585**

3 1 1

**Sale Price**

**\$319,000**

Sale Date: 09/01/2018

Distance from Property: 2.7km



This report has been compiled on 07/05/2018 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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62 PRITCHARD ST, SWAN HILL, VIC 3585

 3  1  2

Sale Price

**\$282,500**

Sale Date: 05/12/2017

Distance from Property: 2.6km



## 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

2 GARDEN COURT, 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:

298,000

### 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
4 NOWIE ST, SWAN HILL, VIC 3585	\$310,000	25/07/2017
14 KIMA ST, SWAN HILL, VIC 3585	\$280,000	21/04/2017
4 MILLOO CRES, SWAN HILL, VIC 3585	\$319,000	09/01/2018
62 PRITCHARD ST, SWAN HILL, VIC 3585	\$282,500	05/12/2017