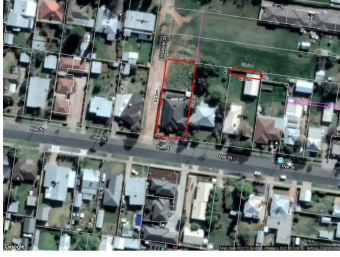


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42A PYE STREET, SWAN HILL, VIC

4 2 2

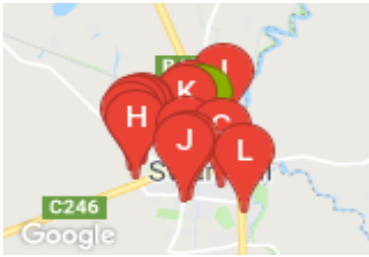
Indicative Selling Price

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

Price Range: \$485,000 to \$515,000

Provided by: Rebecca Poyner, Wood & Co Real Estate

MEDIAN SALE PRICE



SWAN HILL, VIC, 3585

Suburb Median Sale Price (House)

\$265,000

01 July 2017 to 30 June 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.



86 RUTHERFORD ST, SWAN HILL, VIC 3585

4 2 2

Sale Price

\$429,000

Sale Date: 10/04/2018

Distance from Property: 1km



25 BOOBIALLA DR, SWAN HILL, VIC 3585

4 2 2

Sale Price

\$427,500

Sale Date: 12/03/2018

Distance from Property: 2km



4 EVERINGHAM ST, SWAN HILL, VIC 3585

4 2 2

Sale Price

\$540,000

Sale Date: 24/02/2018

Distance from Property: 1.1km



This report has been compiled on 13/08/2018 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



5 CUTRI DR, SWAN HILL, VIC 3585

4 2 2

Sale Price
\$440,000

Sale Date: 12/02/2018

Distance from Property: 1.5km



14 DUMOSA DR, SWAN HILL, VIC 3585

4 2 2

Sale Price
\$470,000

Sale Date: 21/11/2017

Distance from Property: 1.6km



3 RITANI CRT, SWAN HILL, VIC 3585

4 2 2

Sale Price
\$416,000

Sale Date: 10/11/2017

Distance from Property: 1.8km



15 BOREE DR, SWAN HILL, VIC 3585

4 2 2

Sale Price
\$485,000

Sale Date: 10/11/2017

Distance from Property: 1.6km



3 BOOBIALLA DR, SWAN HILL, VIC 3585

4 2 2

Sale Price
\$400,000

Sale Date: 07/11/2017

Distance from Property: 1.9km





23 ADAMS RD, SWAN HILL, VIC 3585

4 2 4

Sale Price
\$430,000

Sale Date: 06/07/2017

Distance from Property: 851m



19 YANA ST, SWAN HILL, VIC 3585

5 2 2

Sale Price
\$439,000

Sale Date: 06/04/2018

Distance from Property: 1.5km



2 CURRIE ST, SWAN HILL, VIC 3585

3 2 3

Sale Price
***\$339,500**

Sale Date: 02/07/2018

Distance from Property: 394m



14 WILSON ST, SWAN HILL, VIC 3585

3 2 1

Sale Price
***\$394,000**

Sale Date: 02/07/2018

Distance from Property: 2.1km



6 MURRAY CRT, SWAN HILL, VIC 3585

3 2 2

Sale Price
\$352,000

Sale Date: 13/12/2017

Distance from Property: 321m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

42A PYE STREET, SWAN HILL, VIC

Indicative selling price

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

Price Range: \$485,000 to \$515,000

Median sale price

Median price

\$265,000

House

Unit

Suburb

SWAN HILL

Period

01 July 2017 to 30 June 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

Address of comparable property	Price	Date of sale
86 RUTHERFORD ST, SWAN HILL, VIC 3585	\$429,000	10/04/2018
25 BOOBIALLA DR, SWAN HILL, VIC 3585	\$427,500	12/03/2018
4 EVERINGHAM ST, SWAN HILL, VIC 3585	\$540,000	24/02/2018

5 CUTRI DR, SWAN HILL, VIC 3585	\$440,000	12/02/2018
14 DUMOSA DR, SWAN HILL, VIC 3585	\$470,000	21/11/2017
3 RITANI CRT, SWAN HILL, VIC 3585	\$416,000	10/11/2017
15 BOREE DR, SWAN HILL, VIC 3585	\$485,000	10/11/2017
3 BOOBIALLA DR, SWAN HILL, VIC 3585	\$400,000	07/11/2017
23 ADAMS RD, SWAN HILL, VIC 3585	\$430,000	06/07/2017
19 YANA ST, SWAN HILL, VIC 3585	\$439,000	06/04/2018
2 CURRIE ST, SWAN HILL, VIC 3585	*\$339,500	02/07/2018
14 WILSON ST, SWAN HILL, VIC 3585	*\$394,000	02/07/2018
6 MURRAY CRT, SWAN HILL, VIC 3585	\$352,000	13/12/2017