

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/7 FOSTER STREET SWAN HILL VIC 3585

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$321,250

Property type

Unit

Suburb

Swan Hill

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

4/82 STRADBROKE AVENUE SWAN HILL VIC 3585	\$327,500	18-Aug-23
1/3-5 COHN STREET SWAN HILL VIC 3585	\$325,000	28-Oct-22
3/82 STRADBROKE AVENUE SWAN HILL VIC 3585	\$347,500	21-Dec-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25 March 2024



**4/82 STRADBROKE AVENUE
 SWAN HILL VIC 3585**

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Sold Price **\$327,500** Sold Date **18-Aug-23**

Distance **1km**



**1/3-5 COHN STREET SWAN HILL
 VIC 3585**

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Sold Price **\$325,000** Sold Date **28-Oct-22**

Distance **2.06km**



**3/82 STRADBROKE AVENUE
 SWAN HILL VIC 3585**

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Sold Price **\$347,500** Sold Date **21-Dec-22**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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