

## 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

10 FERGUSON 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) (\*Delete single price or range as applicable)

Single Price

\$329,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,500

Property type

House

Suburb

Swan Hill

Period-from

01 Apr 2023

to

31 Mar 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

Address of comparable property	Price	Date of sale
2 MCDONALD COURT SWAN HILL VIC 3585	\$312,000	18-Mar-24
34 THURLA STREET SWAN HILL VIC 3585	\$330,000	20-Mar-24
53 PALAROO STREET SWAN HILL VIC 3585	\$319,000	17-Oct-23

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: 06 April 2024



2 MCDONALD COURT SWAN HILL  
VIC 3585

3 1 1

Sold Price

<sup>RS</sup> \$312,000 Sold Date 18-Mar-24

Distance 0.34km



34 THURLA STREET SWAN HILL  
VIC 3585

3 1 2

Sold Price

<sup>RS</sup> \$330,000 Sold Date 20-Mar-24

Distance 0.54km



53 PALAROO STREET SWAN HILL  
VIC 3585

4 1 1

Sold Price

\$319,000 Sold Date 17-Oct-23

Distance 1.25km

RS = Recent sale

UN = Undisclosed Sale

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