

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

29 POOLE BOULEVARD 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

\$450,000

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




Address of comparable property	Price	Date of sale
7 HAZEL COURT SWAN HILL VIC 3585	\$461,000	18-Oct-23
17 DONNINGTON STREET SWAN HILL VIC 3585	\$455,000	21-Jun-23
34 POOLE BOULEVARD SWAN HILL VIC 3585	\$467,000	15-May-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.~~

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	7 HAZEL COURT SWAN HILL VIC 3585 3 1 2	Sold Price	\$461,000	Sold Date	18-Oct-23	Distance	2.03km
	17 DONNINGTON STREET SWAN HILL VIC 3585 3 1 2	Sold Price	\$455,000	Sold Date	21-Jun-23	Distance	0.51km
	34 POOLE BOULEVARD SWAN HILL VIC 3585 3 1 2	Sold Price	\$467,000	Sold Date	15-May-23	Distance	0.05km

RS = Recent sale

UN = Undisclosed Sale

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