

## 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

36 CORONATION AVENUE 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

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$431,000

Property type

House

Suburb

Swan Hill

Period-from

01 Jan 2023

to

31 Dec 2023

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

22 EVERINGHAM STREET SWAN HILL VIC 3585	\$560,000	29-May-23
12 NOWIE STREET SWAN HILL VIC 3585	\$545,000	22-Sep-23
2 GUMMOW STREET SWAN HILL VIC 3585	\$595,000	18-Jul-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: 06 January 2024



22 EVERINGHAM STREET SWAN HILL VIC 3585

3 1 1

Sold Price **\$560,000** Sold Date 29-May-23

Distance 0.61km



12 NOWIE STREET SWAN HILL VIC 3585

3 2 2

Sold Price **\$545,000** Sold Date 22-Sep-23

Distance 0.85km



2 GUMNOW STREET SWAN HILL VIC 3585

3 1 2

Sold Price **\$595,000** Sold Date 18-Jul-22

Distance 1.23km

RS = Recent sale UN = Undisclosed Sale

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