

## 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

7 GARDEN 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

\$385,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Swan Hill

Period-from

01 May 2023

to

30 Apr 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

6 GORDON COURT SWAN HILL VIC 3585	\$350,000	20-Jul-23
30 PALAROO STREET SWAN HILL VIC 3585	\$375,000	09-Apr-24
8 FERGUSON COURT SWAN HILL VIC 3585	\$392,000	04-Sep-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: 30 May 2024



**6 GORDON COURT SWAN HILL VIC** Sold Price  
**3585**

3 1 1

**\$350,000** Sold Date **20-Jul-23**

Distance **3.18km**



**30 PALAROO STREET SWAN HILL** Sold Price  
**VIC 3585**

3 1 1

<sup>RS</sup> **\$375,000** Sold Date **09-Apr-24**

Distance **3km**



**8 FERGUSON COURT SWAN HILL** Sold Price  
**VIC 3585**

3 1 1

**\$392,000** Sold Date **04-Sep-23**

Distance **2.92km**

RS = Recent sale      UN = Undisclosed Sale

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