

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

9 ELLWOOD COURT 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

\$505,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Swan Hill

Period-from

01 Oct 2023

to

30 Sep 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

5 WILKINS GROVE SWAN HILL VIC 3585	\$535,000	13-Sep-24
1 LISA COURT SWAN HILL VIC 3585	\$530,000	28-May-23
54 PARKVIEW DRIVE SWAN HILL VIC 3585	\$535,000	29-Jan-24

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: 09 October 2024

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5 WILKINS GROVE SWAN HILL VIC 3585

Sold Price

^{RS} **\$535,000** Sold Date **13-Sep-24**

3 2 2

Distance **2.45km**



1 LISA COURT SWAN HILL VIC 3585

Sold Price

\$530,000 Sold Date **28-May-23**

3 2 2

Distance **2.5km**



54 PARKVIEW DRIVE SWAN HILL VIC 3585

Sold Price

\$535,000 Sold Date **29-Jan-24**

3 2 2

Distance **2.55km**

RS = Recent sale

UN = Undisclosed Sale

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