

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 CLEELAND DRIVE 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

House

Suburb

Swan Hill

Period-from

01 Jan 2022

to

31 Dec 2022

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

2 MANNA STREET SWAN HILL VIC 3585	\$640,000	29-Sep-22
3 NOWIE STREET SWAN HILL VIC 3585	\$620,000	07-Dec-21
16 SALTBUSH DRIVE SWAN HILL VIC 3585	\$665,000	26-May-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.~~

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2 MANNA STREET SWAN HILL VIC 3585

Sold Price

\$640,000

Sold Date

29-Sep-22

 4  2  2

Distance

2.88km



3 NOWIE STREET SWAN HILL VIC 3585

Sold Price

\$620,000

Sold Date

07-Dec-21

 4  2  2

Distance

0.45km



16 SALT BUSH DRIVE SWAN HILL VIC 3585

Sold Price

\$665,000

Sold Date

26-May-22

 4  2  2

Distance

3.02km

RS = Recent sale

UN = Undisclosed Sale

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