

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

40A SPLATT STREET 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
70 MCCRAE STREET SWAN HILL VIC 3585	\$682,000	16-Feb-24
8 WILSON STREET SWAN HILL VIC 3585	\$625,000	24-Nov-23
5 MARRABOOR STREET SWAN HILL VIC 3585	\$605,000	27-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: 23 May 2024



**70 MCCRAE STREET SWAN HILL
VIC 3585**

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Sold Price **\$682,000** Sold Date **16-Feb-24**

Distance **0.43km**



**8 WILSON STREET SWAN HILL VIC
3585**

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Sold Price **\$625,000** Sold Date **24-Nov-23**

Distance **1.45km**



**5 MARRABOOS STREET SWAN
HILL VIC 3585**

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Sold Price **\$605,000** Sold Date **27-Jan-24**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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