

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



88 STRADBROKE AVENUE, SWAN HILL,

2 1 1

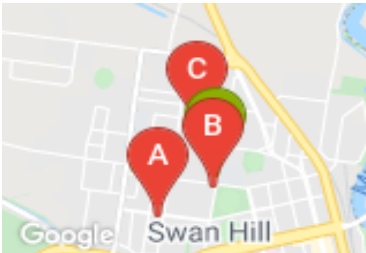
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$155,000 to \$170,000

Provided by: Fareed Sherzad, Wood & Co Real Estate

MEDIAN SALE PRICE



SWAN HILL, VIC, 3585

Suburb Median Sale Price (House)

\$295,000

01 January 2019 to 31 December 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



49 PRITCHARD ST, SWAN HILL, VIC 3585

2 - -

Sale Price

\$179,000

Sale Date: 09/09/2019

Distance from Property: 491m



96 STRADBROKE AVE, SWAN HILL, VIC 3585

3 1 1

Sale Price

\$190,000

Sale Date: 12/12/2019

Distance from Property: 87m



3 MURRULL AVE, SWAN HILL, VIC 3585

3 1 1

Sale Price

\$135,000

Sale Date: 22/08/2019

Distance from Property: 367m



This report has been compiled on 27/03/2020 by Wood & Co Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

88 STRADBROKE AVENUE, SWAN HILL, VIC 3585

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$155,000 to \$170,000

Median sale price

Median price

\$295,000

Property type

House

Suburb

SWAN HILL

Period

01 January 2019 to 31 December 2019

Source

pricfinder

Comparable property sales

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

49 PRITCHARD ST, SWAN HILL, VIC 3585	\$179,000	09/09/2019
96 STRADBROKE AVE, SWAN HILL, VIC 3585	\$190,000	12/12/2019
3 MURRULL AVE, SWAN HILL, VIC 3585	\$135,000	22/08/2019

This Statement of Information was prepared

27/03/2020