

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

24 SUTTIE 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

\$1,189,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Swan Hill

Period-from

01 Apr 2024

to

31 Mar 2025

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

30 MORTOO STREET SWAN HILL VIC 3585	\$1,100,000	18-Jul-24
1/16 MILLOO STREET SWAN HILL VIC 3585	\$1,120,000	19-Dec-24
1 LANDY CRESCENT SWAN HILL VIC 3585	\$1,200,000	25-Oct-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.

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**30 MORTOO STREET SWAN HILL
VIC 3585**

3 2 2

Sold Price **\$1,100,000** Sold Date **18-Jul-24**
Distance **1.25km**



**1/16 MILLOO STREET SWAN HILL
VIC 3585**

3 2 2

Sold Price ^{RS} **\$1,120,000** Sold Date **19-Dec-24**
Distance **2.42km**



**1 LANDY CRESCENT SWAN HILL
VIC 3585**

4 2 1

Sold Price **\$1,200,000** Sold Date **25-Oct-23**
Distance **2.78km**

RS = Recent sale

UN = Undisclosed Sale

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