

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

3 STALEY 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Swan Hill

Period-from

01 Feb 2024

to

31 Jan 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

9 MULBAR STREET SWAN HILL VIC 3585	\$300,000	15-Nov-24
33 PALAROO STREET SWAN HILL VIC 3585	\$315,000	31-May-24
2 MCDONALD COURT SWAN HILL VIC 3585	\$312,000	03-Apr-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: 18 February 2025



9 MULBAR STREET SWAN HILL VIC Sold Price **\$300,000** Sold Date **15-Nov-24**
3585
 3 1 1
 Distance **0.3km**



33 PALAROO STREET SWAN HILL Sold Price **\$315,000** Sold Date **31-May-24**
VIC 3585
 3 1 1
 Distance **0.64km**



2 MCDONALD COURT SWAN HILL Sold Price **\$312,000** Sold Date **03-Apr-24**
VIC 3585
 3 1 1
 Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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