

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

2 MORTOO 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

House

Suburb

Swan Hill

Period-from

01 Nov 2021

to

31 Oct 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

5 OLD STREET SWAN HILL VIC 3585	\$314,000	07-Oct-21
36 BURTON STREET SWAN HILL VIC 3585	\$298,400	15-Feb-22
35 WATTIE STREET SWAN HILL VIC 3585	\$280,000	09-Mar-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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5 OLD STREET SWAN HILL VIC
3585

2 1 1

Sold Price \$314,000 Sold Date 07-Oct-21

Distance 0.62km



36 BURTON STREET SWAN HILL
VIC 3585

2 1 1

Sold Price \$298,400 Sold Date 15-Feb-22

Distance 0.88km



35 WATTIE STREET SWAN HILL
VIC 3585

2 1 1

Sold Price \$280,000 Sold Date 09-Mar-22

Distance 2.01km

RS = Recent sale

UN = Undisclosed Sale

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