# 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

182 Stradbroke Avenue 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	\$359,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$360,000	Property type		House		Suburb	Swan Hill
Period-from	01 Jan 2021	to	31 Dec 2	2021	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	
32 Donnington Street Swan Hill VIC 3585	\$340,000	10-Jan-22	
22 Donnington Street Swan Hill VIC 3585	\$351,000	03-Nov-21	
93 Gray Street Swan Hill VIC 3585	\$380,000	22-Jul-21	

#### 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 January 2022



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Charlotte Broad

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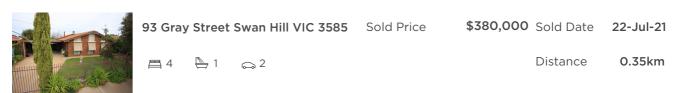
E charlotte@broad-realty.com.au



1	32 Don 3585	nington	Street Swan H	iill VIC Sol	d Price	<sup>RS</sup> \$340,000	Sold Date	10-Jan-22
	่ 貫 3	ے ا	<b>a</b> 2				Distance	0.31km
1								



22 Donnington Street Swan Hill VICSold Price\$351,000Sold3585	Date <b>03-Nov-21</b>
🛱 3 👆 1 👝 2 Dista	nce 0.34km



RS = Recent sale UN = Undisclosed Sale

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