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

10 POOLE BOULEVARD 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	\$645,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$482,000	Prop	erty type	pe House		Suburb	Swan Hill
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		Cotality

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
16 POOLE BOULEVARD SWAN HILL VIC 3585	\$675,000	21-Mar-25
12 GOYNE CRESCENT SWAN HILL VIC 3585	\$605,000	14-May-25
4 MARKS COURT SWAN HILL VIC 3585	\$710,000	27-Aug-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: 12 November 2025





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16 POOLE BOULEVARD SWAN HILL VIC 3585

Sold Price

\$675,000 Sold Date **21-Mar-25**

Distance

0.06km



12 GOYNE CRESCENT SWAN HILL Sold Price VIC 3585

⇔ 2

\$605,000 Sold Date 14-May-25

₽ 2 \$ 2

₾ 2

= 4

Distance

0.14km



4 MARKS COURT SWAN HILL VIC 3585

Sold Price

\$710,000 Sold Date 27-Aug-24

= 4

₾ 2

\$ 2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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