

## 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

120 OLD ORBOST ROAD SWAN REACH VIC 3903

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,500

Property type

House

Suburb

Swan Reach

Period-from

01 Oct 2023

to

30 Sep 2024

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 117 TAMBO UPPER ROAD SWAN REACH VIC 3903 | \$850,000 | 21-Nov-23 |
| 67 STONES ROAD SWAN REACH VIC 3903       | \$775,000 | 18-Jul-24 |
| 285 TAMBO UPPER ROAD SWAN REACH VIC 3903 | \$777,500 | 11-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.~~

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**117 TAMBO UPPER ROAD SWAN  
REACH VIC 3903**

 4  2  2

Sold Price **\$850,000** Sold Date **21-Nov-23**

Distance **1.33km**



**67 STONES ROAD SWAN REACH  
VIC 3903**

 4  1  2

Sold Price **\$775,000** Sold Date **18-Jul-24**

Distance **2.43km**



**285 TAMBO UPPER ROAD SWAN  
REACH VIC 3903**

 4  2  6

Sold Price **\$777,500** Sold Date **11-Apr-24**

Distance **2.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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