

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

17 HARRISON CRESCENT 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Swan Hill

Period-from

01 Aug 2023

to

31 Jul 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

5 HARRISON CRESCENT SWAN HILL VIC 3585	\$310,000	08-Jun-24
2 MCDONALD COURT SWAN HILL VIC 3585	\$312,000	03-Apr-24
32 CADELL STREET SWAN HILL VIC 3585	\$337,500	03-Apr-23

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: 02 August 2024

Graeme Hayes
P (03) 5450 3792
M 0411 338 649
E graeme@ghrealestate.com.au



5 HARRISON CRESCENT SWAN HILL VIC 3585

 3  1  2

Sold Price ^{RS} **\$310,000** ^{UN} Sold Date **08-Jun-24**

Distance **0.1km**



2 MCDONALD COURT SWAN HILL VIC 3585

 3  1  1

Sold Price **\$312,000** Sold Date **03-Apr-24**

Distance **2.2km**



32 CADELL STREET SWAN HILL VIC 3585

 3  1  2

Sold Price **\$337,500** Sold Date **03-Apr-23**

Distance **2.04km**

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

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