

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

7 TAMHAVEN DRIVE SWAN REACH VIC 3903

Indicative selling price

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

Single Price

\$729,000

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 Jan 2024

to

31 Dec 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 WADGIN COURT SWAN REACH VIC 3903	\$775,000	09-Sep-24
9 REDENBACH COURT SWAN REACH VIC 3903	\$715,000	20-Nov-23
6 DAVID COURT JOHNSONVILLE VIC 3902	\$695,000	08-Jan-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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Mark Ashley
P 0351532929
M 0409001987
E mark.ashley@obre.com.au



5 WADGIN COURT SWAN REACH VIC 3903

Sold Price **\$775,000** Sold Date **09-Sep-24**

 1  2  5

Distance **0.1km**



9 REDENBACH COURT SWAN REACH VIC 3903

Sold Price **\$715,000** Sold Date **20-Nov-23**

 3  2  -

Distance **1km**



6 DAVID COURT JOHNSONVILLE VIC 3902

Sold Price **\$695,000** Sold Date **08-Jan-24**

 3  2  4

Distance **1.77km**

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

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