

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

Lot 30, 31 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

\$122,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$177,500

Property type

Land

Suburb

Swan Reach

Period-from

01 Oct 2018

to

30 Sep 2019

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
17 Coralyn Drive Swan Reach VIC 3903	\$131,800	29-Jun-18
10 Bolding Court Johnsonville VIC 3902	\$126,000	30-Jan-19
338 Tambo Upper Road Swan Reach VIC 3903	\$125,000	30-May-18

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: 03 October 2019



first national
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17 Coralyn Drive Swan Reach VIC 3903

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Sold Price

\$131,800

Sold Date **29-Jun-18**

Distance **0.49km**



10 Bolding Court Johnsonville VIC 3902

- - -

Sold Price

\$126,000

Sold Date **30-Jan-19**

Distance **2.54km**



338 Tambo Upper Road Swan Reach VIC 3903

- - -

Sold Price

\$125,000

Sold Date **30-May-18**

Distance **2.69km**

RS = Recent sale

UN = Undisclosed Sale

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