

## 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 or  
locality and postcode

46 Palmer Road, Shepparton Vic 3630

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$334,000

#### Median sale price

Median price \$271,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/01/2018 to 31/12/2018 Source REIV

#### 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 eighteen 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
1	21 Oxbow Av SHEPPARTON 3630	\$335,000	30/04/2018
2	8 Silvan Cr KIALLA 3631	\$335,000	12/12/2017
3	21 Clarence St SHEPPARTON 3630	\$330,000	13/07/2018

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 eighteen months.



3   -   -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 920 sqm approx

Agent Comments

**Indicative Selling Price**  
\$334,000

**Median House Price**  
Year ending December 2018: \$271,000

## Comparable Properties

**21 Oxbow Av SHEPPARTON 3630 (VG)**

Agent Comments

3   -   -

**Price:** \$335,000

**Method:** Sale

**Date:** 30/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 703 sqm approx



**8 Silvan Cr KIALLA 3631 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$335,000

**Method:** Private Sale

**Date:** 12/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 918 sqm approx

**21 Clarence St SHEPPARTON 3630 (VG)**

Agent Comments

3   -   -

**Price:** \$330,000

**Method:** Sale

**Date:** 13/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 705 sqm approx