

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	46 Palmer Road, Shepparton Vic 3630
Including suburb or	· ''
locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$271,000	Hou	se X	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.

Ad	dress 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.





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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)

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Price: \$335,000 Method: Sale Date: 30/04/2018

Rooms: -

Property Type: House (Res) Land Size: 703 sqm approx **Agent Comments**

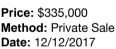
8 Silvan Cr KIALLA 3631 (REI/VG)











Rooms: -

Property Type: House Land Size: 918 sqm approx **Agent Comments**

21 Clarence St SHEPPARTON 3630 (VG)









Price: \$330,000 Method: Sale Date: 13/07/2018

Rooms: -

Property Type: House (Res) Land Size: 705 sqm approx

Agent Comments

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443





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