

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

8 Hawkins Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$266,500 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/01/2017 to 31/12/2017 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 | 37 Wright Av SHEPPARTON 3630 | \$290,000 | 27/11/2017 |
| 2 | 26 Guthrie St SHEPPARTON 3630 | \$282,000 | 30/04/2017 |
| 3 | 13 Dampier Av SHEPPARTON 3630 | \$270,000 | 29/05/2017 |

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 7000 sqm approx

Agent Comments

Indicative Selling Price
\$285,000

Median House Price
Year ending December 2017: \$266,500

Comparable Properties

37 Wright Av SHEPPARTON 3630 (VG)

Agent Comments



Price: \$290,000

Method: Sale

Date: 27/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 888 sqm approx

26 Guthrie St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$282,000

Method: Sale

Date: 30/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 713 sqm approx

13 Dampier Av SHEPPARTON 3630 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 29/05/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 820 sqm approx