

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

39 Edward Street, Shepparton

Indicative selling price

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

Single price \$ 289,000

or range between \$*

&

\$

Median sale price

Median price \$ 258,000

*House ☒

*Unit ☐

Suburb
or locality Shepparton

Period - From 13/10/2017

to 13/11/2017

Source Realestate.com.au

Comparable property sales

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
1 41 Edward Street, Shepparton	\$ 230,000	02/05/2017
2 226-228 Corio Street, Shepparton	\$ 415,000	16/03/2017
3	\$	

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.