



3 - -

**Rooms:**

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

**Land Size:** 920 sqm approx

Agent Comments

**Indicative Selling Price**  
\$0 - \$0

**Median House Price**  
June quarter 2017: \$269,000

## Comparable Properties



**8 Field St SHEPPARTON 3630 (VG)**

Agent Comments

2 - -

**Price:** \$240,700

**Method:** Sale

**Date:** 07/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 669 sqm approx



**51 Weddell St SHEPPARTON 3630 (VG)**

Agent Comments

3 - -

**Price:** \$239,000

**Method:** Sale

**Date:** 17/05/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 663 sqm approx



**40 Hare St SHEPPARTON 3630 (VG)**

Agent Comments

3 - -

**Price:** \$225,000

**Method:** Sale

**Date:** 20/10/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

## 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

108 Swallow Street, Shepparton Vic 3630

#### Indicative selling price

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

Range between

\$0

&

\$0

#### Median sale price

Median price

\$269,000

House

X

Suburb or locality

Shepparton

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

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
8 Field St SHEPPARTON 3630	\$240,700	07/04/2017
51 Weddell St SHEPPARTON 3630	\$239,000	17/05/2016
40 Hare St SHEPPARTON 3630	\$225,000	20/10/2016