

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3 Princes Crescent, Shepparton Vic 3630

Indicative selling price

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

Single price

\$265,000

or range between

\$N/A

&

\$N/A

Median sale price

Median price

\$265,000

*House

X

*Unit

Suburb
or locality

Shepparton

Period - From

12/06/2017

to

11/06/2018

Source

realestate.com.au

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 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
65 Balaclava Road, Shepparton	\$265,000	17/05/2018
35 Princes Crescent, Shepparton	\$280,000	25/10/2017
18 Princes Crescent, Shepparton	\$275,000	29/01/2018

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 18 months.~~