

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

3 Hotham, Shepparton 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$ 320,000 & \$340,000

Median sale price

Median price \$ 304,000

Property type House

Suburb Shepparton

Period - From Dec 17th 2019

to

Dec 17th 2020

Source www.Realestate.com.au

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
62 Batman Ave, Shepparton	\$ 360,300	22 Jan 2021
360 Isabella Street, Shepparton	\$ 360,000	15 Dec 2020
24 Blaxland Street, Shepparton	\$ 326,000	4 Nov 2020

This Statement of Information was prepared on: 27/01/2021