

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

23 Sheehan Crescent, Shepparton 3630

Indicative selling price

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

Single price

\$ 190,000

or range between

\$*

&

\$

Median sale price

Median price

\$ 275,000

*House

X

*Unit

Suburb
or locality

Shepparton

Period - From

30/03/2019

to

30/04/2019

Source

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 |
|----------------------------------|------------|---------------|
| 1 53 Carson Street, Shepparton | \$ 210,000 | 10 April 2019 |
| 2 42 Isabella street, Shepparton | \$ 195,000 | 29 Mar 2019 |
| 3 7 Service Street, Shepparton | \$ 185,000 | 06 Feb 2019 |