# 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 and postcode

17 Victoria Street Shepparton VIC 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	\$265,000	&	\$280,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$284,875	Prop	perty type House		House	Suburb	Shepparton
Period-from	01 Jun 2019	to	31 May 2	2020	Source		Corelogic

### 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	
4 Ware Court Shepparton VIC 3630	\$250,000	13-Aug-19	
24 Isabella Street Shepparton VIC 3630	\$270,000	26-Jun-19	
26 Field Street Shepparton VIC 3630	\$284,750	28-Feb-20	

#### 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.

This Statement of Information was prepared on: 24 June 2020

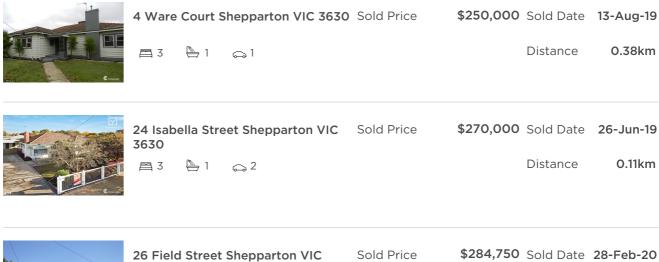


consumer.vic.gov.au



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26 Field Street Shepparton VIC 3630		Sold Price	\$284,750	Sold Date	28-Feb-20			
	<b>Z</b> 3	1	<b>a</b> 2				Distance	0.41km

#### RS = Recent sale UN = Undisclosed Sale

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