



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

18 Oak Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$263,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/07/2018 to 30/06/2019 Source REIV

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 eighteen 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	5 Numurkah Rd SHEPPARTON 3630	\$220,000	08/01/2019
2	53 Carson St SHEPPARTON 3630	\$210,000	04/04/2019
3	29 Acacia St SHEPPARTON 3630	\$208,000	21/03/2018

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 eighteen months.



3 - -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 634 sqm approx

Agent Comments

Indicative Selling Price
\$220,000

Median House Price
Year ending June 2019: \$263,000

Comparable Properties

5 Numurkah Rd SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$220,000

Method: Sale

Date: 08/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 751 sqm approx



53 Carson St SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$210,000

Method: Sale

Date: 04/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 603 sqm approx

29 Acacia St SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$208,000

Method: Sale

Date: 21/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 604 sqm approx