

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

20 Alexander Parade, Shepparton Vic 3630

Indicative selling price

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

Single price \$396,000

Median sale price

Median price \$282,500 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/07/2017 to 30/06/2018 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	11 Wimmera Dr SHEPPARTON 3630	\$390,000	26/02/2018
2	42 Guthrie St SHEPPARTON 3630	\$390,000	27/02/2018
3	16 Illawarra Cr KIALLA 3631	\$372,000	21/05/2018

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 745 sqm approx

Agent Comments

In-ground pool

Comparable Properties



11 Wimmera Dr SHEPPARTON 3630 (REI/VG)

Agent Comments

4 2 2

Price: \$390,000

Method: Private Sale

Date: 26/02/2018

Rooms: 5

Property Type: House

Land Size: 1015 sqm approx



42 Guthrie St SHEPPARTON 3630 (VG)

Agent Comments

4 - -

Price: \$390,000

Method: Sale

Date: 27/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 714 sqm approx



16 Illawarra Cr KIALLA 3631 (VG)

Agent Comments

4 - -

Price: \$372,000

Method: Sale

Date: 21/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 910 sqm approx