

glenn@youngsandco.com.au

Glenn Young 03 58208777 0438579993

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 andpostcode

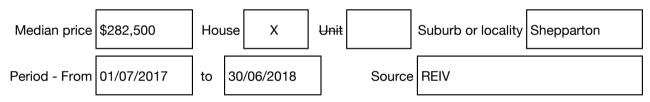
20 Alexander Parade, Shepparton Vic 3630

Indicative selling price

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

Single price \$396,000

Median sale price



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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



20 Alexander Parade, Shepparton Vic 3630







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 745 sqm approx Agent Comments In-ground pool Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$396,000 Median House Price Year ending June 2018: \$282,500

Comparable Properties

	11 Wimmera Dr SHEPPARTON 3630 (REI/VG) 4 🏣 2 🋱 2	Agent Comments
A COLORAD	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
	Price: \$390,000 Method: Sale Date: 27/02/2018 Rooms: -	
	Property Type: House (Res) Land Size: 714 sqm approx	
A CONTRACTOR	16 Illawarra Cr KIALLA 3631 (VG) 🎮 4 🏟 - 🏟 -	Agent Comments
	Price: \$372,000 Method: Sale Date: 21/05/2018 Rooms: -	-
A REPORT OF THE REPORT	Property Type: House (Res) Land Size: 910 sqm approx	

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