

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

31 McCubbin Drive, Shepparton 3630

Indicative selling price

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

Single price

\$ 315,000

~~or range between~~

\$*

&

\$

Median sale price

Median price

\$260,000

*House

X

~~*Unit~~

Suburb
or locality

Shepparton, 3630

Period - From

1-5-2016

to

1-5-2017

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 19 Ansell Cres, Shepparton	\$ 305,000	10-04-17
² 7 Apsley Cres, Shepparton	\$ 325,000	05-02-16
³ 14 Quiggin Crt, Shepparton	\$ 306,000	27-12-15