

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

35 Malcolm Crescent, Shepparton 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 \$ 180,000

or range between \$

&

\$

Median sale price

Median price \$ 280,000

Property type House

Suburb Shepparton

Period - From Sep 4th
2018

to

Sep 4th
2019

Source

www.Realestate.com.au

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
1 161 St Georges Road, Shepparton	\$ 182,500	21 Sep 2018
2 33 Allambi Street, Shepparton	\$ 189,500	20 Sep 2018
3 3 Cheshire Court, Shepparton	\$ 180,000	31 July 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 18 months.

This Statement of Information was prepared on: 16/09/2019