

## 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

10 Purra Way, Shepparton Vic 3630

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000

&

\$385,000

#### Median sale price

Median price \$263,000

House

X

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	23 Kestrel Dr SHEPPARTON 3630	\$385,000	03/04/2019
2	7 Hyrie Ct SHEPPARTON 3630	\$385,000	01/06/2018
3	33 Kinchega Dr SHEPPARTON NORTH 3631	\$375,050	22/03/2019

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 (Res)

**Land Size:** 600 sqm approx

**Agent Comments**

## Comparable Properties



**23 Kestrel Dr SHEPPARTON 3630 (VG)**

**Agent Comments**

3 - -

**Price:** \$385,000

**Method:** Sale

**Date:** 03/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 828 sqm approx

**7 Hyrie Ct SHEPPARTON 3630 (VG)**

**Agent Comments**

3 - -

**Price:** \$385,000

**Method:** Sale

**Date:** 01/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 970 sqm approx

**33 Kinchega Dr SHEPPARTON NORTH 3631 (VG)**

**Agent Comments**

3 - -

**Price:** \$375,050

**Method:** Sale

**Date:** 22/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 562 sqm approx