



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

3/14 Erskine Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$159,500

Median sale price

Median price \$232,500 House Unit X Suburb or locality Shepparton

Period - From 01/01/2017 to 31/12/2017 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	2/25 Bowe St SHEPPARTON 3630	\$162,500	04/03/2017
2	13 Langi St SHEPPARTON 3630	\$162,000	21/11/2017
3	11/4 Rotary Ct SHEPPARTON 3630	\$150,000	15/11/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$159,500

Median Unit Price
Year ending December 2017: \$232,500

Comparable Properties



2/25 Bowe St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$162,500
Method: Sale
Date: 04/03/2017
Rooms: -
Property Type: Strata Unit/Flat



13 Langi St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$162,000
Method: Sale
Date: 21/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 216 sqm approx

11/4 Rotary Ct SHEPPARTON 3630 (VG)

Agent Comments



Price: \$150,000
Method: Sale
Date: 15/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)