

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

38 Kennedy Road, Shepparton Vic 3630

Indicative selling price

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

Single price \$184,500

Median sale price

Median price \$282,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/04/2017 to 31/03/2018 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	19 Kennedy Rd SHEPPARTON 3630	\$217,500	24/11/2017
2	19 Ashton Rd SHEPPARTON 3630	\$193,000	14/12/2017
3	17 Kennedy Rd SHEPPARTON 3630	\$185,000	11/08/2017

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price

\$184,500

Median House Price

Year ending March 2018: \$282,000

Comparable Properties



19 Kennedy Rd SHEPPARTON 3630 (REI/VG)

Agent Comments

3 1 2

Price: \$217,500

Method: Private Sale

Date: 24/11/2017

Rooms: 4

Property Type: House

Land Size: 558 sqm approx

19 Ashton Rd SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$193,000

Method: Sale

Date: 14/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 555 sqm approx



17 Kennedy Rd SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$185,000

Method: Sale

Date: 11/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx