

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	38 Kennedy Road, Shepparton Vic 3630
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$282,000	Hou	ise X	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.















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)







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)

**1** 3





**Agent Comments** 

**Agent Comments** 

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)







Price: \$185,000 Method: Sale Date: 11/08/2017

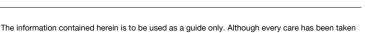
Rooms: -

Property Type: House (Res) Land Size: 557 sqm approx

**Agent Comments** 



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