

# 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

16 Blossom Way, Shepparton East 3631

### Indicative selling price

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

Single price \$630,000

### Median sale price

Median price \$N/A

Property type House

Suburb Shepparton East

Period - From

March 2019

to

March 2020

Source

Realestate.com.au

### Comparable property sales

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

63 Arcadia Downs Drive, Kialla	\$610,000	09 Dec 2019
126 McPhees Road, Shepparton	\$600,000	11 Sep 2019
20-24 Wesley Court, Shepparton North	\$605,000	12 Jun 2019

This Statement of Information was prepared on: 08/04/2020