

## 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

14 Rule Street, 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 \$280,000

&

\$300,000

#### Median sale price

Median price \$275,000

House

X

Unit

Suburb or locality Shepparton

Period - From 01/10/2017

to

30/09/2018

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	16 Gillies St SHEPPARTON 3630	\$310,000	06/07/2017
2	5 Rule St SHEPPARTON 3630	\$285,000	19/12/2017
3	41 Carson St SHEPPARTON 3630	\$280,000	16/10/2018

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:** 627 sqm approx

**Agent Comments**

## Comparable Properties



**16 Gillies St SHEPPARTON 3630 (VG)**

**Agent Comments**



**Price:** \$310,000

**Method:** Sale

**Date:** 06/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 692 sqm approx

**5 Rule St SHEPPARTON 3630 (VG)**

**Agent Comments**



**Price:** \$285,000

**Method:** Sale

**Date:** 19/12/2017

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 627 sqm approx

**41 Carson St SHEPPARTON 3630 (VG)**

**Agent Comments**



**Price:** \$280,000

**Method:** Sale

**Date:** 16/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 622 sqm approx