

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	27 Fahey Street, Shepparton Vic 3630
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Indicative selling price

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

Single price	\$204,000
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Median sale price

Median price	\$282,000	House	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	6 Regent St SHEPPARTON 3630	\$207,000	06/12/2017
2	63 Fahey St SHEPPARTON 3630	\$205,500	03/10/2017
3	60 Grutzner Av SHEPPARTON 3630	\$205,000	17/02/2018

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price

\$204,000

Median House Price

Year ending March 2018: \$282,000

Comparable Properties



6 Regent St SHEPPARTON 3630 (VG)

Agent Comments

 3  -  -

Price: \$207,000

Method: Sale

Date: 06/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 1132 sqm approx



63 Fahey St SHEPPARTON 3630 (VG)

Agent Comments

 3  -  -

Price: \$205,500

Method: Sale

Date: 03/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx



60 Grutzner Av SHEPPARTON 3630 (REI/VG)

Agent Comments

 3  2  2

Price: \$205,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 4

Property Type: House (Res)

Land Size: 604 sqm approx