

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

60 Newton Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$157,000

Median sale price

Median price \$282,500 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/07/2017 to 30/06/2018 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	2/20 Fahey St SHEPPARTON 3630	\$157,000	05/10/2018
2	1 Burns Ct SHEPPARTON 3630	\$155,000	21/08/2018
3	57 Halpin Cr SHEPPARTON 3630	\$155,000	10/05/2018

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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price
\$157,000

Median House Price
Year ending June 2018: \$282,500

Comparable Properties



2/20 Fahey St SHEPPARTON 3630 (REI)

Agent Comments

2 1 1

Price: \$157,000

Method: Private Sale

Date: 05/10/2018

Rooms: 3

Property Type: Unit

Land Size: 287 sqm approx

1 Burns Ct SHEPPARTON 3630 (VG)

Agent Comments

2 - -

Price: \$155,000

Method: Sale

Date: 21/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 689 sqm approx



57 Halpin Cr SHEPPARTON 3630 (VG)

Agent Comments

2 - -

Price: \$155,000

Method: Sale

Date: 10/05/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 632 sqm approx