

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

1/19 Bowe Street, Shepparton Vic 3630

Indicative selling price

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

Single price

\$*

or range between

\$ 250,000

&

\$ 275,000

Median sale price

Median price

\$ 277,000

Property type

Unit

Suburb

Shepparton

Period - From

6th Dec 2020

to

6th Dec 2021

Source

Realestate.com.au

Comparable property sales

A* 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

1. 12/4 Rotary Court, Shepparton	\$ 262,000	01 Dec 2021
2. 3/70 Maude Street, Shepparton	\$ 272,000	05 Oct 2021
3. 10A Brauman Street, Shepparton	\$ 280,000	27 Sep 2021

This Statement of Information was prepared on: 03/01/2022