

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

8 Dunstan Court, Shepparton

**Indicative selling price**

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

Single price \$ 348,000

or range between \$\*

&

\$

**Median sale price**

Median price \$ 333,750

\*House X

\*Unit

Suburb  
or locality Shepparton

Period - From 10/08/2018

to 10/09/2018

Source Realestate.com.au

**Comparable property sales**

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 18 months.