

## 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

4B Fair 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)

Single price \$269,000

#### Median sale price

Median price \$285,000 House Unit X 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	2/26 Glenlyon Av SHEPPARTON 3630	\$270,000	11/09/2017
2	2/19 Barker Av SHEPPARTON 3630	\$258,000	05/07/2017
3	1/5 Bowe St SHEPPARTON 3630	\$249,500	08/07/2017

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.

4B Fair Street, Shepparton Vic 3630



Glenn Young  
03 58208777  
0438579993

glenn@youngsandco.com.au

**Indicative Selling Price**  
\$269,000

**Median Unit Price**

Year ending September 2018: \$285,000



3   1   2

**Rooms:**  
**Property Type:** Land  
**Agent Comments**

## Comparable Properties

2/26 Glenlyon Av SHEPPARTON 3630 (VG)

**Agent Comments**

3   -   -

**Price:** \$270,000  
**Method:** Sale  
**Date:** 11/09/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Townhouse -  
Conjoined



2/19 Barker Av SHEPPARTON 3630 (VG)

**Agent Comments**

3   -   -

**Price:** \$258,000  
**Method:** Sale  
**Date:** 05/07/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



1/5 Bowe St SHEPPARTON 3630 (REI/VG)

**Agent Comments**

3   1   2

**Price:** \$249,500  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** 4  
**Property Type:** Unit