

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

101 Sobraon Street, Shepparton 3630

Indicative selling price

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

Single price \$ or range between \$ 260,000 & \$ 285,000

Median sale price

Median price \$ 315,000 Property type House Suburb Shepparton

Period - From March 30th 2020 to March 30th 2021 Source www.Realestate.com.au

Comparable property sales

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
15 Batman Ave, Shepparton	\$ 293,500	9 April 2021
27 Isabella Street, Shepparton	\$ 272,000	16 Feb 2021
5 Parker Street, Shepparton	\$ 295,000	05 Feb 2021

This Statement of Information was prepared on: 16/04/2021