

## 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

6 Romney Crescent, 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 \$359,000

#### Median sale price

Median price \$315,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/01/2018 to 31/03/2018 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	5 Arbour Ct SHEPPARTON 3630	\$360,000	22/02/2018
2	69 Hawkins St SHEPPARTON 3630	\$360,000	09/02/2018
3	15 Ryeland Dr SHEPPARTON 3630	\$330,000	16/04/2018

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 2 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx  
**Agent Comments**

## Comparable Properties

### 5 Arbour Ct SHEPPARTON 3630 (VG)

**Agent Comments**

3 - -

**Price:** \$360,000  
**Method:** Sale  
**Date:** 22/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 813 sqm approx

### 69 Hawkins St SHEPPARTON 3630 (VG)

**Agent Comments**

3 - -

**Price:** \$360,000  
**Method:** Sale  
**Date:** 09/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



### 15 Ryeland Dr SHEPPARTON 3630 (REI)

**Agent Comments**

3 2 2

**Price:** \$330,000  
**Method:** Sold Before Auction  
**Date:** 16/04/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 816 sqm approx