



## 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

44 Xavier Crescent, Shepparton North Vic 3631

#### Indicative selling price

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

Single price

\$247,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Shepparton North

Period - From

to

Source

#### 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	62 Xavier Cr SHEPPARTON NORTH 3631	\$230,000	08/02/2019
2	62 Xavier Cr SHEPPARTON NORTH 3631	\$230,000	08/02/2019
3	1 Girton Ct SHEPPARTON NORTH 3631	\$230,000	18/10/2018
4	44 Xavier Cr SHEPPARTON NORTH 3631	\$169,950	07/07/2015

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF



44 Xavier Crescent, Shepparton North Vic 3631



Connie Young  
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**Indicative Selling Price**

\$247,000

**No median price available**



**Rooms:**

**Property Type:** Land

**Land Size:** 2081 sqm approx

Agent Comments

## Comparable Properties



**62 Xavier Cr SHEPPARTON NORTH 3631 (VG)** Agent Comments



**Price:** \$230,000

**Method:** Sale

**Date:** 08/02/2019

**Rooms:** -

**Property Type:** Land

**Land Size:** 2620 sqm approx



**62 Xavier Cr SHEPPARTON NORTH 3631 (VG)** Agent Comments



**Price:** \$230,000

**Method:** Sale

**Date:** 08/02/2019

**Rooms:** -

**Property Type:** Land

**Land Size:** 2620 sqm approx



**1 Girton Ct SHEPPARTON NORTH 3631 (VG)** Agent Comments



**Price:** \$230,000

**Method:** Sale

**Date:** 18/10/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 2488 sqm approx



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**Price:** \$169,950

**Method:** Sale

**Date:** 07/07/2015

**Rooms:** -

**Property Type:** Land

**Land Size:** 2081 sqm approx

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