

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

9 507 Wyndham Street, Shepparton 3630

Indicative selling price

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

Single price \$ 269,000

or range between \$*

&

\$

Median sale price

Median price \$ 272,000

*House

X

*Unit

Suburb
or locality

Shepparton

Period - From 27/05/2019

to 27/06/2019

Source Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property 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 15/507 Wyndham Street, Shepparton	\$ 287,000	16 Nov 2018
2 2/507 Wyndham Street, Shepparton	\$ 285,000	16 March 2017
3 3/507 Wyndham Street, Shepparton	\$ 267,500	27 July 2017

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.