

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

21 Delatite Avenue, Shepparton 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$

or range between

\$ 400,000

&

\$ 420,000

Median sale price

Median price

\$ 405,000

Property type

4 Bedroom House

Suburb

Shepparton

Period - From

Feb 4th 2020

to

Feb 4th 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
18 Clarence Street, Shepparton	\$ 400,000	03 March 2021
14 Gordon Drive Kialla	\$ 412,000	22 Dec 2020
19 Kestrel Drive, Shepparton	\$ 410,000	26 Jun 2020

This Statement of Information was prepared on: 09/03/2021