

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

15 Malcolm Cres, Shepparton 3630

Indicative selling price

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

Single price

\$175,000

or range between \$*

&

\$

Median sale price

Median price

\$265,000

*House

X

*Unit

Suburb
or locality

Shepparton

Period - From

09/06/2018

to

09/07/2018

Source

Realestate.com.au

Comparable properties 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 26 Phillips Street, Shepparton | \$ 170,000 | 30/05/2018 |
| 2 41 Grutzner Ave, Shepparton | \$ 185,000 | 14/08/2017 |
| 3 31 Grutzner Ave, Shepparton | \$ 182,000 | 17/11/2017 |