

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

17 Dalmahoy Court, Shepparton Vic 3630

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$255,000

House

X

Unit

Suburb or locality

Shepparton

Period - From

01/07/2017

to

30/09/2017

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	3 Vermont St SHEPPARTON 3630	\$370,000	21/08/2017
2	15 Alan St SHEPPARTON 3630	\$345,000	04/07/2017
3	15 Eltham St SHEPPARTON 3630	\$340,000	10/05/2017

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.

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Rooms:
Property Type: Land
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$350,000
Median House Price
September quarter 2017: \$255,000

Comparable Properties



3 Vermont St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 21/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 721 sqm approx



15 Alan St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$345,000
Method: Sale
Date: 04/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 771 sqm approx



15 Eltham St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 10/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 721 sqm approx