

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

13 Harrier Street, Shepparton 3630

Indicative selling price

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

Single price \$ 545,000

or range between \$

&

\$

Median sale price

Median price \$ 409,000

Property type 4 Bedroom House

Suburb Kialla

Period - From August 3rd 2019

to

August 3rd 2020

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
13 Teal Street, Kialla	\$545,000	12 August 2020
7 Cooloolo Place, Shepparton	\$540,000	15 July 2020
37 Canterbury Avenue, Shepparton	\$570,000	01 June 2020

This Statement of Information was prepared on: 18/08/2020