

# 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

6/1-3 Kilpatrick Ave, Shepparton

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 298,000

or range between \$\*

&

\$

### Median sale price

Median price \$ 260,000

\*House ☒

\*Unit ☐

Suburb  
or locality

Shepparton

Period - From

12/02/2018

to

12/03/2018

Source

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 |
|-------------------------------------|------------|--------------|
| 1 34 Rea Street, Shepparton         | \$ 335,000 | 26/05/2017   |
| 2 1/79 Rea Street, Shepparton       | \$ 318,000 | 27/03/2017   |
| 3 4/19 Middleton Street, Shepparton | \$ 287,500 | 12/02/2018   |