

# Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb or  
locality and postcode

171 Balaclava Road, Shepparton 3630

## Indicative selling price

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

Single price

\$ 262,000

~~or range between~~

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&

\$

## Median sale price

Median price

\$ 260,000

\*House

X

\*Unit

Suburb  
or locality

Shepparton

Period - From

May 2016

to

May 2017

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	161 Balaclava Rd, Shepparton	\$ 258,000	21/12/16
2	33 Mcewen St, Shepparton	\$ 262,000	05/12/16
3	13 Rule St, Shepparton	\$ 265,000	29/09/16