

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

26 Lagana Drive, Shepparton

Indicative selling price

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

Single price

\$265,000

or range between

\$N/A

&

\$N/A

Median sale price

Median price

\$256,000

*House

X

*Unit

Suburb
or locality

Shepparton

Period - From

16/01/2017

to

15/01/2018

Source

realestate.com.au

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 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
2 Perrivale Drive, Shepparton	\$285,000	28/06/2017
7 Gale Court, Shepparton	\$265,000	13/12/2017
28 St Andrews Road, Shepparton	\$279,000	18/08/2017

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 18 months.~~