

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

33 The Boulevard, Shepparton

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ 450,000

or range between \$

&

\$

Median sale price

Median price \$ 285,000

Property type House

Suburb Shepparton

Period - From June 1st 2019

to

June 1st 2020

Source

www.Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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
7 Dunrossil Court, Shepparton	\$470,000	18 May 2020
22 Dunstan Court, Shepparton	\$450,000	02 April 2020
5 Fowler Street, Shepparton	\$460,000	20 December 2019

This Statement of Information was prepared on: 09/06/2020