

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 and
postcode

45 Kilpatrick Avenue Shepparton VIC 3630

Indicative selling price

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

Single Price

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$284,875

Property type

House

Suburb

Shepparton

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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

12 Alamein Street Shepparton VIC 3630	\$293,000	13-Aug-19
21 Carson Street Shepparton VIC 3630	\$270,000	10-Oct-19
50 Carson Street Shepparton VIC 3630	\$272,000	05-Feb-20

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.~~

This Statement of Information was prepared on: 08 July 2020

**12 Alamein Street Shepparton VIC
3630**

3 2 3

Sold Price

\$293,000

Sold Date

13-Aug-19

Distance

0.24km**21 Carson Street Shepparton VIC
3630**

3 1 2

Sold Price

\$270,000

Sold Date

10-Oct-19

Distance

0.33km**50 Carson Street Shepparton VIC
3630**

3 1 2

Sold Price

\$272,000

Sold Date

05-Feb-20

Distance

0.54km**38 Balaclava Road Shepparton VIC
3630**

3 1 2

Sold Price

\$260,500

Sold Date

12-Dec-19

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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