

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

7/1 Kilpatrick Avenue, Shepparton Vic 3630

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$242,250 House Unit X Suburb or locality Shepparton

Period - From 01/10/2016 to 30/09/2017 Source REIV

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 eighteen 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	3/6 Beckham St SHEPPARTON 3630	\$290,000	08/12/2016
2	36 Salamander Tce SHEPPARTON 3630	\$285,000	12/07/2017
3	6/27 Middleton St SHEPPARTON 3630	\$276,000	14/03/2017

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 eighteen months.



 3  2  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/6 Beckham St SHEPPARTON 3630 (REI/VG)

Agent Comments

 3  2  3

Price: \$290,000

Method: Private Sale

Date: 08/12/2016

Rooms: -

Property Type: Townhouse (Single)

Land Size: 434 sqm approx



36 Salamander Tce SHEPPARTON 3630 (REI/VG)

Agent Comments

 3  2  4

Price: \$285,000

Method: Private Sale

Date: 12/07/2017

Rooms: -

Property Type: Unit

Land Size: 200 sqm approx



6/27 Middleton St SHEPPARTON 3630 (REI/VG)

Agent Comments

 3  2  2

Price: \$276,000

Method: Private Sale

Date: 14/03/2017

Rooms: -

Property Type: Unit