



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx
Agent Comments

The perfect little investment. Not only is this a 3-bedroomed brick veneer home ideally situated, close to both primary & secondary schools, but it is a short walk to Colliver Street shopping complex. With gas heating, electric cooking, gas HWS, a good-sized lounge & separate kitchen dining area, but 3 good sized bedrooms with BIR's & a recently undated bathroom. A single carport, easy care backyard & good high secure fencing makes for a great buy. Currently rented at \$225 per week.

Comparable Properties



15 Batman Av SHEPPARTON 3630 (REI/VG)

Agent Comments



Price: \$195,000
Method: Private Sale
Date: 14/10/2016
Rooms: -
Property Type: House
Land Size: 613 sqm approx



17 Lister Cr SHEPPARTON 3630 (VG)

Agent Comments



Price: \$172,500
Method: Sale
Date: 30/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



2 Oxford Ct SHEPPARTON 3630 (VG)

Agent Comments



Price: \$170,000
Method: Sale
Date: 29/03/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx

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

31 Bradford Road, Shepparton Vic 3630

Indicative selling price

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

Single price \$183,000

Median sale price

Median price \$258,000

House X

Suburb or locality Shepparton

Period - From 01/07/2016

to 30/06/2017

Source REIV

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
15 Batman Av SHEPPARTON 3630	\$195,000	14/10/2016
17 Lister Cr SHEPPARTON 3630	\$172,500	30/03/2017
2 Oxford Ct SHEPPARTON 3630	\$170,000	29/03/2017