

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

44 Balaclava Road, Shepparton 3630

Indicative selling price

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

Single price \$158,000

Median sale price

Median price \$282,500

Property type *House*

Suburb Shepparton 3630

Period - From 19 Dec 2018

to

19 Dec 2019

Source Realestate.com.au

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
9 Kula Street, Shepparton	\$ 162,000	16th Dec 2019
237 The Boulevard, Shepparton	\$ 165,000	13th Sep 2019
14 Regent Street, Shepparton	\$ 155,000	05 Sep 2019

This Statement of Information was prepared on: 31/01/2020