

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

6 Scoresby Avenue, Shepparton Vic 3630

Indicative selling price

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

Single price \$239,000

Median sale price

Median price \$282,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/04/2017 to 31/03/2018 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	56 Weddell St SHEPPARTON 3630	\$248,000	05/02/2018
2	108 Swallow St SHEPPARTON 3630	\$220,000	12/12/2017
3	4 Slee St SHEPPARTON 3630	\$209,000	22/02/2018

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 1 2

Rooms:
Property Type: House
Agent Comments

Comparable Properties



56 Weddell St SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$248,000
Method: Sale
Date: 05/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 681 sqm approx



108 Swallow St SHEPPARTON 3630 (REI/VG)

Agent Comments

3 1 2

Price: \$220,000
Method: Private Sale
Date: 12/12/2017
Rooms: -
Property Type: House
Land Size: 882 sqm approx



4 Slee St SHEPPARTON 3630 (REI/VG)

Agent Comments

3 1 1

Price: \$209,000
Method: Private Sale
Date: 22/02/2018
Rooms: 4
Property Type: House
Land Size: 327 sqm approx