

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

83 Broken River Drive, Shepparton

Indicative selling price

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

Single price \$335,000

or range between \$N/A

&

\$N/A

Median sale price

Median price \$265,000

*House

*Unit

X

Suburb
or locality Shepparton

Period - From 03/07/2017

to 02/07/2018

Source realestate.com.au

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
3 Collodetti Street, Shepparton	\$347,000	09/07/2017
7 Fig Avenue, Shepparton	\$332,000	12/04/2017
31 Sun Valley Drive, Shepparton	\$351,000	19/01/2018

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 18 months.~~