

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | Pι | rop | erty | offer | ed for | sale |
|---------------------------|----|-----|------|-------|--------|------|
|---------------------------|----|-----|------|-------|--------|------|

| Address | 34 Stanley Street, Shepparton Vic 3630 |
|--|--|
| Including suburb or locality andpostcode | |
| | |

Indicative selling price

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

Single price \$305,000

Median sale price

| Median price | \$275,000 | Hou | se X | Unit | | Suburb or locality | Shepparton |
|---------------|------------|-----|------------|------|--------|--------------------|------------|
| Period - From | 01/10/2017 | to | 30/09/2018 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 51 Kialla Lakes Dr KIALLA 3631 | \$300,000 | 17/08/2018 |
| 2 | 23 Asim Dr SHEPPARTON 3630 | \$298,000 | 29/06/2018 |
| 3 | 19 Lachlan Cr SHEPPARTON 3630 | \$280,000 | 12/07/2018 |

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.





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in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 755 sqm approx

Agent Comments

Indicative Selling Price \$305,000 Median House Price

Year ending September 2018: \$275,000

Comparable Properties



51 Kialla Lakes Dr KIALLA 3631 (VG)

= 3







Price: \$300,000 Method: Sale Date: 17/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 807 sqm approx

Agent Comments













Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 680 sqm approx

Agent Comments

19 Lachlan Cr SHEPPARTON 3630 (VG)







Agent Comments

Price: \$280,000 Method: Sale Date: 12/07/2018

Rooms: -

Property Type: House (Res) **Land Size:** 757 sqm approx

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