

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

34 Stanley Street, Shepparton Vic 3630

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 House ☒ 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.

	Address 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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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)

Agent Comments

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Price: \$300,000

Method: Sale

Date: 17/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 807 sqm approx



23 Asim Dr SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$298,000

Method: Sale

Date: 29/06/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 680 sqm approx

19 Lachlan Cr SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$280,000

Method: Sale

Date: 12/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 757 sqm approx