

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

46 Balaclava Road Shepparton 3630

Indicative selling price

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

Single price \$245,000

Median sale price

Median price \$282,500

Property type House

Suburb Shepparton

Period - From Feb 27 2019

to

Feb 27 2020

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
28 Wentworth Street, Shepparton	\$240,000	28 Jan 2020
3 Fairless Street, Shepparton	\$262,000	08 Jan 2020
337 Archer Street, Shepparton	\$243,000	20 Jan 2020

This Statement of Information was prepared on: 19/03/2020