

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

48 Paterson Road, Shepparton 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ 292,000

or range between \$*

&

\$

Median sale price

Median price \$280,000

Property type House

Suburb Shepparton 3630

Period - From 27-10- 2018

to

27-10-2019

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
12 Alamein Street, Shepparton	\$ 293,000	26 Aug 2019
5 Botany Crescent, Shepparton	\$ 300,000	17 July 2019
6 Asim Drive, Shepparton	\$ 300,000	2nd July 2019

This Statement of Information was prepared on: 16/10/2019