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 and postcode

29 Maude Street Shepparton VIC 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	or range between	\$450,000	&	\$480,000					
Median sale price									
(*Delete house or unit as applicable)									

Median Price	\$289,000	Prop	roperty type Commercial		Suburb	Shepparton	
Period-from	01 Oct 2019	to	30 Sep 2	2020	Source		Corelogic

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
6 Maude Street Shepparton VIC 3630	\$470,000	11-Aug-20
6 Sutherland Avenue Shepparton VIC 3630	\$500,000	31-Aug-20
61 Rea Street Shepparton VIC 3630	\$465,000	13-Jan-20

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.

This Statement of Information was prepared on: 29 October 2020



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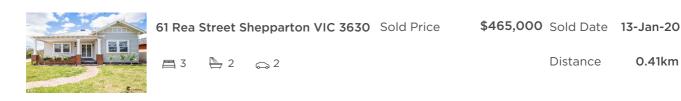
0.41km



6 Maude Street Shepparton VIC 3630			Sold Price	\$470,000	Sold Date	11-Aug-20
昌 3	2	ç⊇ 2			Distance	0.24km



ALC: Y	6 Sutherland Avenue Shepparton VIC 3630			Sold Price	\$500,000	Sold Date	31-Aug-20
	₿ 3	1	Ģ ¹			Distance	0.36km



RS = Recent sale UN = Undisclosed Sale

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