

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

3 Lilley Court, Shepparton Vic 3630

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$282,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/04/2017 to 31/03/2018 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	10 Sutton Rd SHEPPARTON 3630	\$300,000	11/12/2017
2	2 St Andrews Rd SHEPPARTON 3630	\$290,000	14/03/2017
3	31 Perrivale Dr SHEPPARTON 3630	\$283,000	14/06/2017

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
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$275,000
Median House Price
Year ending March 2018: \$282,000

Comparable Properties



10 Sutton Rd SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$300,000
Method: Sale
Date: 11/12/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 720 sqm approx

2 St Andrews Rd SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$290,000
Method: Sale
Date: 14/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 797 sqm approx



31 Perrivale Dr SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$283,000
Method: Sale
Date: 14/06/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 789 sqm approx