

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

103 Ashenden Street, Shepparton 3630

Indicative selling price

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

Single price \$ 238,000

or range between \$

&

\$

Median sale price

Median price \$ 232,500

Property type 2 Bed Unit

Suburb Shepparton

Period - From Sep 2nd 2019

to

Sep 2nd 2020

Source

www.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
2/81 Orr Street, Shepparton	\$ 230,000	09 July 2019
2/315 Maude Street, Shepparton	\$ 237,000	11 Feb 2020
2/9 Quinan Parade, Shepparton	\$250,000	14 Nov 2019

This Statement of Information was prepared on: 28/09/2020