

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

4 Winston Street, Shepparton

Indicative selling price

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

Single price \$ 199,000

or range between \$

&

\$

Median sale price

Median price \$ 280,000

Property type House

Suburb Shepparton

Period - From Sep 4th 2018

to

Sep 4th 2019

Source www.Realestate.com.au

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
1 69 Balaclava Rd, Shepparton	\$ 243,000	28 March 2019
2 46 Balaclava Rd, Shepparton	\$ 229,000	30 July 2018
3 38 Regent St, Shepparton	\$ 195,000	29 January 2019

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: 16/09/2019