

## Statement of Information

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Salamander Terrace, Shepparton, Vic. 3630

#### Indicative selling price

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

Single price

\$ 255,000

or range  
between

\$\*

&

\$

#### Median sale price (\*Delete house or unit as applicable)

Median price

\$ 262,000

\*House

X

\*Unit

Suburb  
or locality

Shepparton

Period – From

1/1/17

t

o

9/5/17

Source

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 10 Salamander Terrace, Shepparton	\$ 249,000	21/9/16
2 5 Salamander Terrace, Shepparton	\$ 250,000	8/9/16
3 8 Salamander Terrace, Shepparton	\$ 240,000	4/6/16