

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

2 Fairless Street, Shepparton 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 \$ 99,000

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 51 Malmsbury Cres, Kialla	\$ 142,000	08 Sep 2019
2 18 Ross Alan Drive, Shepparton	\$ 140,000	16 Jul 2019
3 64 Wendouree Drive Kialla	\$ 142,000	28 Jun 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