

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

5 Toorak Terrace, 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 \$ or range between \$445,000 & \$470,000

Median sale price

Median price \$ 308,500

Property type House

Suburb Shepparton

Period - From Feb 4th 2020

to

Feb 4th 2021

Source www.Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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
46 Sutherland Ave, Shepparton	\$465,000	29 Oct 2020
1/4 Balaclava Road, Shepparton	\$465,000	24 Sep 2020
2/12 Orr Street, Shepparton	\$475,000	11 March 2020

This Statement of Information was prepared on: 12/02/2021