



## 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

13 Mclean Court, Shepparton Vic 3630

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$277,000

#### Median sale price

Median price \$266,500 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/01/2017 to 31/12/2017 Source REIV

#### 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 eighteen 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	202 Balaclava Rd SHEPPARTON 3630	\$280,000	09/11/2017
2	13 Tyquin St SHEPPARTON 3630	\$280,000	07/08/2017
3	11 Kilpatrick Av SHEPPARTON 3630	\$275,000	20/02/2017

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 eighteen months.



 3  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 497 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$277,000

**Median House Price**  
Year ending December 2017: \$266,500

## Comparable Properties



**202 Balaclava Rd SHEPPARTON 3630 (VG)**

**Agent Comments**

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**Price:** \$280,000  
**Method:** Sale  
**Date:** 09/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 734 sqm approx



**13 Tyquin St SHEPPARTON 3630 (VG)**

**Agent Comments**

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**Price:** \$280,000  
**Method:** Sale  
**Date:** 07/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx



**11 Kilpatrick Av SHEPPARTON 3630 (REI/VG)**

**Agent Comments**

 3  1  5

**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 20/02/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 802 sqm approx