

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 Grammar Court, Shepparton

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 645,000

or range between \$

&

\$

Median sale price

Median price \$ 282,500

Property type House

Suburb Shepparton

Period - From Dec 19th 2018

to

Dec 19th 2019

Source www.Realestate.com.au

Comparable property sales

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
4 Jacks Place, Shepparton	\$ 675,000	23 June 2019
50 Xavier Crescent, Shepparton	\$ 699,000	27 April 2019
229 River Road, Kialla	\$ 650,000	09 Dec 2018

This Statement of Information was prepared on: 23/01/2020