

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

14/507 Wyndham 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 \$269,000

or range between \$*

&

\$

Median sale price

Median price \$ 280,000

Property type House

Suburb Shepparton 3630

Period - From 27-9-2018

to

27-09-2019

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 15/507 Wyndham Street, Shepparton	\$ 287,000	16 Nov 2018
2 2/507 Wyndham Street, Shepparton	\$ 285,000	16 March 2017
3 9/507 Wyndham Street, Shepparton	\$ 269,000	26 Sep 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: 11-10-2019