

# 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

8 Nankervis Court, Shepparton 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ 488,000

or range between \$

&

\$

### Median sale price

Median price \$ 400,000

Property type 4 bedroom House

Suburb Shepparton

Period - From July 2<sup>nd</sup> 2019

to

July 2<sup>nd</sup> 2020

Source

[www.Realestate.com.au](http://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              |
|--------------------------------|------------|---------------------------|
| 65 Rudd Road, Shepparton       | \$ 490,000 | 1 <sup>st</sup> June 2020 |
| 23 Locksley Court, Shepparton  | \$480,000  | 7th Feb 2020              |
| 83 Lincoln Drive, Shepparton   | \$ 479,000 | 4 <sup>th</sup> Sep 2019  |

This Statement of Information was prepared on: 17/07/2020