

## BaStatement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

48 Batman Avenue, 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

\$285,000

or range between

\$N/A

&

\$N/A

### Median sale price

Median price

\$273,000

\*House

X

\*Unit

Suburb  
or locality

Mooroopna

Period - From

11/09/2017

to

10/09/2018

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
18 Collodetti Street, Shepparton	\$290,000	06/10/2017
9 Vicki Court, Shepparton	\$277,000	14/07/2017
31 Kilpatrick Avenue, Shepparton	\$292,000	31/03/2017

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 18 months.~~