

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

24 Asim Drive, 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 \$ or range between \$ 393,000 & \$ 430,000

Median sale price

Median price \$ 347,500

Property type House

Suburb Shepparton

Period - From Sep 30th 2020

to

Sep 30th 2021

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
3 McEwen Street, Shepparton	\$ 438,000	13 Oct 2021
23 Illawarra Crescent, Kialla	\$ 445,000	07 Oct 2021
32 Romney Crescent, Shepparton	\$ 450,000	25 Aug 2021

This Statement of Information was prepared on: 26/10/2021