

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

6 Sheehan Cres, Shepparton 3630

Indicative selling price

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

Single price \$ 248,000

or range between \$*

&

\$

Median sale price

Median price \$ 275,000

*House X

*Unit

Suburb
or locality Shepparton

Period - From 29/05/2019

to 29/06/2019

Source 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
1 9 Sanderson St, Shepparton	\$ 260,000	16 Feb 2019
2 22 Holland St, Shepparton	\$ 275,000	27 May 2019
3 3 Brooks Ave, Shepparton	\$ 275,000	5 Dec 2019

Comparable property sales

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.