

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 and
postcode

48 Fahey Street Shepparton VIC 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Shepparton

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

16 Gaylard Street Shepparton VIC 3630	\$400,000	15-Jul-21
62 Batman Avenue Shepparton VIC 3630	\$360,300	19-Jan-21
91 The Boulevard Shepparton VIC 3630	\$370,500	20-Jan-21

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 January 2022



16 Gaylard Street Shepparton VIC 3630

Sold Price

\$400,000

Sold Date

15-Jul-21

3

2

2

Distance

0.98km



62 Batman Avenue Shepparton VIC 3630

Sold Price

\$360,300

Sold Date

19-Jan-21

3

2

2

Distance

1.16km



91 The Boulevard Shepparton VIC 3630

Sold Price

\$370,500

Sold Date

20-Jan-21

3

2

2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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