

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

12 Leithen Street, 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 \$ 242,000

or range between \$

&

\$

Median sale price

Median price \$ 285,000

Property type House

Suburb Shepparton 3630

Period - From Sep 29th 2019

to

Sep 29th 2020

Source www.Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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 Batman Ave, Shepparton	\$253,200	25 Jun 2020
1 Morris Court, Shepparton	\$250,000	06 Oct 2020
20 Morrish Road, Shepparton	\$250,000	26 August 2020

This Statement of Information was prepared on: 27/10/2020