

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	57 Williams Road, Shepparton Vic 3630
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Indicative selling price

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

Single price	\$168,000
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Median sale price

Median price	\$266,500	House	X	Unit		Suburb or locality	Shepparton
Period - From	01/01/2017	to	31/12/2017	Source	REIV		

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 eighteen 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	5 Sherif St SHEPPARTON 3630	\$172,000	19/10/2017
2	60 Halpin Cr SHEPPARTON 3630	\$165,000	18/08/2017
3	117 Archer St SHEPPARTON 3630	\$162,000	20/08/2017

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 eighteen months.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price
\$168,000

Median House Price
Year ending December 2017: \$266,500

Comparable Properties



5 Sherif St SHEPPARTON 3630 (REI/VG)

Agent Comments

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Price: \$172,000

Method: Private Sale

Date: 19/10/2017

Rooms: -

Property Type: House

Land Size: 630 sqm approx



60 Halpin Cr SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$165,000

Method: Sale

Date: 18/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 592 sqm approx



117 Archer St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$162,000

Method: Sale

Date: 20/08/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 758 sqm approx