

Date of sale

Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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	8 Jasper Drive, Shepparton North Vic 3631
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$429,500
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Median sale price*

Median price	\$387,525	Hou	ise X	Unit		Suburb or locality	Shepparton North
Period - From	01/07/2018	to	01/07/2019		Source	REA	

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

	and the companies of the control of		
1	8 Beaumaris St SHEPPARTON 3630	\$422,000	02/02/2019
2	7 Grampians Pde SHEPPARTON NORTH 3631	\$417,000	21/09/2018
3	8 Grampians Pde SHEPPARTON NORTH 3631	\$400,000	30/11/2018

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.
- * The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 14 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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Price



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> Indicative Selling Price \$429,500

Median House Price *

01/07/2018 - 01/07/2019: \$387,525 * Agent calculated median based on 14 sales

Agent Comments

Agent Comments

Agent Comments



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Rooms:

Property Type: Land Land Size: 644 sqm approx

Agent Comments

+ Additional single car shed

Comparable Properties



8 Beaumaris St SHEPPARTON 3630 (REI/VG)

Price: \$422,000 **Method:** Auction Sale **Date:** 02/02/2019

Rooms: 5

Property Type: House (Res) **Land Size:** 793 sqm approx

7 Grampians Pde SHEPPARTON NORTH 3631

(VG)

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Price: \$417,000 Method: Sale Date: 21/09/2018

Rooms: -

Property Type: House (Res) **Land Size:** 874 sqm approx

8 Grampians Pde SHEPPARTON NORTH 3631

(VG)

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Price: \$400,000 Method: Sale Date: 30/11/2018 Rooms: -

Property Type: House (Res)
Land Size: 800 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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