

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 Cornish Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$258,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/10/2016 to 30/09/2017 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	13 Tyquin St SHEPPARTON 3630	\$280,000	07/08/2017
2	34 Balaclava Rd SHEPPARTON 3630	\$241,000	15/05/2017
3	15 Gloucester Cr SHEPPARTON 3630	\$232,000	23/03/2017

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.



3 - -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price

\$249,000

Median House Price

Year ending September 2017: \$258,000

Comparable Properties



13 Tyquin St SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$280,000

Method: Sale

Date: 07/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 537 sqm approx



34 Balaclava Rd SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$241,000

Method: Sale

Date: 15/05/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 624 sqm approx



15 Gloucester Cr SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$232,000

Method: Sale

Date: 23/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 664 sqm approx