

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

584-586 Wyndham Street, Shepparton Vic 3630

Indicative selling price

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

Single price

\$220,000

Median sale price

Median price

\$255,000

House

X

Unit

Suburb or locality

Shepparton

Period - From

01/07/2017

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		
2		
3		

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.~~

584-586 Wyndham Street, Shepparton Vic 3630



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Indicative Selling Price
\$220,000

Median House Price
September quarter 2017: \$255,000



Rooms:
Property Type: Land
Land Size: 1147 sqm approx
Agent Comments

Comparable Properties

24 Purcell St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$107,000
Method: Sale
Date: 10/03/2017
Rooms: -
Property Type: Land
Land Size: 640 sqm approx

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.