

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

6 Kula Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$161,000

Median sale price

Median price \$285,000 House Unit ☒ Suburb or locality Shepparton

Period - From 01/10/2017 to 30/09/2018 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	33 Allambi St SHEPPARTON 3630	\$189,500	05/09/2018
2	1/19 Bowe St SHEPPARTON 3630	\$180,000	12/06/2018
3	11 Langi St SHEPPARTON 3630	\$176,000	23/10/2018

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.



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Rooms:
Property Type: Townhouse
(Single)
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price
\$161,000

Median Unit Price
Year ending September 2018: \$285,000

Comparable Properties



33 Allambi St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$189,500
Method: Sale
Date: 05/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)
Land Size: 613 sqm approx

1/19 Bowe St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$180,000
Method: Sale
Date: 12/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 346 sqm approx



11 Langi St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$176,000
Method: Sale
Date: 23/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 263 sqm approx