

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 andpostcode

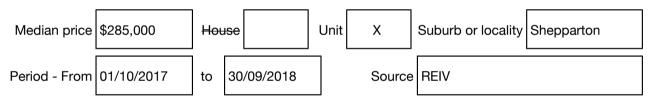
s |6 Kula Street, Shepparton Vic 3630 r e

Indicative selling price

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

Single price \$161,000

Median sale price



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.

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443

propertydata

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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.









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) •**•** 3

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

Agent Comments



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



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

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