

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 and
postcode

24 Gillies Street Shepparton VIC 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$147,500

Property type

Land

Suburb

Shepparton

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 18 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

27 Carson Street Shepparton VIC 3630	\$334,500	26-Oct-19
4 Duncan Court Shepparton VIC 3630	\$335,000	20-Dec-19
9 Fowler Street Shepparton VIC 3630	\$372,500	05-Sep-19

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 18 months.~~

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27 Carson Street Shepparton VIC 3630

3 1 3

Sold Price **\$334,500** Sold Date **26-Oct-19**

Distance **0.21km**



4 Duncan Court Shepparton VIC 3630

3 2 1

Sold Price **\$335,000** Sold Date **20-Dec-19**

Distance **0.25km**



9 Fowler Street Shepparton VIC 3630

4 2 3

Sold Price **\$372,500** Sold Date **05-Sep-19**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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