

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 Sarsfield Street, Shepparton Vic 3630

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$275,000

House

X

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	13 Cougar PI SHEPPARTON 3630	\$418,000	30/01/2018
2	1 Hereford Dr SHEPPARTON 3630	\$410,000	20/05/2018
3	47 Merino Dr SHEPPARTON 3630	\$390,000	23/07/2018

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.

6 Sarsfield Street, Shepparton Vic 3630



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Indicative Selling Price

\$400,000 - \$440,000

Median House Price

Year ending September 2018: \$275,000



3 +
Stud
y 2 2

Rooms:

Property Type: Land

Land Size: 654 sqm approx

Agent Comments

Comparable Properties

13 Cougar PI SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$418,000

Method: Sale

Date: 30/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 901 sqm approx



1 Hereford Dr SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$410,000

Method: Sale

Date: 20/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 900 sqm approx



47 Merino Dr SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$390,000

Method: Sale

Date: 23/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 755 sqm approx