

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

44 Gourlay Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$266,500 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/01/2017 to 31/12/2017 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	30 Guthrie St SHEPPARTON 3630	\$320,000	01/09/2017
2	3 Coppin Cr SHEPPARTON 3630	\$300,000	24/04/2017
3	67 Hassett St SHEPPARTON 3630	\$297,900	16/02/2017

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.



4 2 1

Rooms:
Property Type: House
Land Size: 758 sqm approx
Agent Comments

Indicative Selling Price
\$315,000

Median House Price
Year ending December 2017: \$266,500

Comparable Properties

30 Guthrie St SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$320,000
Method: Sale
Date: 01/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 713 sqm approx



3 Coppin Cr SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$300,000
Method: Sale
Date: 24/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 936 sqm approx



67 Hassett St SHEPPARTON 3630 (REI)

Agent Comments

3 2 2

Price: \$297,900
Method: Private Sale
Date: 16/02/2017
Rooms: 6
Property Type: House