## Statement of Information Single residential property located outside the Melbourne metropolitan area

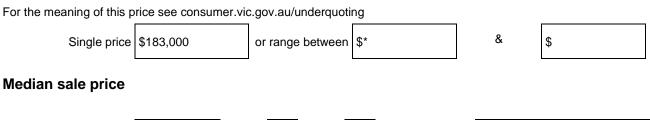
### Sections 47AF of the Estate Agents Act 1980

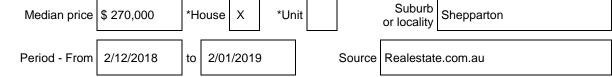
### Property offered for sale

Address Including suburb or locality and postcode

# 7 Gibbons Road, Shepparton 3630

### Indicative selling price





### **Comparable property sales**

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
1 33 Allambi Street, Shepparton	\$ 189,000	20 Sep 2018
2 161 St Georges Road, Shepparton	\$ 182,500	21 Sep 2018
3 12 Phillips Street, Shepparton	\$ 193,800	23 Aug 2018

