

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

12-14 Xavier Crescent, Shepparton 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 \$ 1,200,000

or range between \$

&

\$

Median sale price

Median price \$ 280,000

Property type House

Suburb Shepparton

Period - From Sep 4th
2018

to

Sep 4th
2019

Source www.Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

- 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.

This Statement of Information was prepared on: 16/09/2019