

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 andpostcode

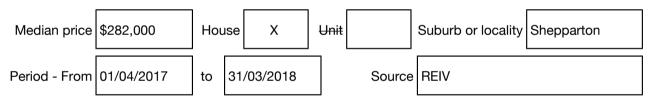
10 Hotham Crescent, Shepparton Vic 3630

Indicative selling price

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

Single price \$264,500

Median sale price



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	6 Bass Ct SHEPPARTON 3630	\$270,000	06/12/2017
2	5 Gawne CI SHEPPARTON 3630	\$260,000	20/02/2018
3	135 The Boulevard SHEPPARTON 3630	\$250,000	19/12/2017

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.

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 669 sqm approx Agent Comments Indicative Selling Price \$264,500 Median House Price Year ending March 2018: \$282,000

Comparable Properties

6 Bass Ct SHEPPARTON 3630 (REI/VG) 3 1 2 Price: \$270,000 Method: Private Sale Date: 06/12/2017 Rooms: 4 Property Type: House Land Size: 796 sqm approx	Agent Comments
5 Gawne CI SHEPPARTON 3630 (VG) 3	Agent Comments
135 The Boulevard SHEPPARTON 3630 (VG) Image: 1 3 Image: 1 3 Image: 1 - Price: \$250,000 Image: 1 Method: Sale Image: 1 Date: 19/12/2017 Image: 1 Rooms: - Image: 1 Property Type: House (Previously Occupied - Detached) Image: 781 sqm approx	Agent Comments

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