



## 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

10 Hotham Crescent, Shepparton Vic 3630

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$264,500

#### Median sale price

Median price

\$282,000

House

X

Unit

Suburb or locality

Shepparton

Period - From

01/04/2017

to

31/03/2018

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	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.



3   -  

**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)**

Agent Comments

3   1   2

**Price:** \$270,000

**Method:** Private Sale

**Date:** 06/12/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 796 sqm approx



**5 Gawne Ct SHEPPARTON 3630 (VG)**

Agent Comments

3   -   -

**Price:** \$260,000

**Method:** Sale

**Date:** 20/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 544 sqm approx



**135 The Boulevard SHEPPARTON 3630 (VG)**

Agent Comments

3   -   -

**Price:** \$250,000

**Method:** Sale

**Date:** 19/12/2017

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 781 sqm approx