

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

21 Northumberland Cres, 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 \$ or range between \$ 175,000 & \$ 185,000

Median sale price

Median price \$ 325,000

Property type House

Suburb Shepparton

Period - From Feb 4th 2020

to

Feb 4th 2021

Source www.Realestate.com.au

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
48 Grutzner Ave, Shepparton	\$ 185,000	15 Feb 2021
5 Sophie Court, Mooroopna	\$ 175,000	11 Dec 2020
196 Hayes Street, Shepparton	\$ 189,000	08 Oct 2020

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: 24/05/2021