

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

63 Sheehan 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 \$ 205,000

or range between \$

&

\$

Median sale price

Median price \$ 280,000

Property type House

Suburb Shepparton

Period - From Sep 27th 2018

to

Sep 27th 2019

Source

www.Realestate.com.au

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 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

40 Colliver Road, Shepparton	\$ 205,000	17 Sep 2019
2 Sheehan Crescent, Shepparton	\$ 209,000	6 Sep 2019
11 Sheehan Crescent, Shepparton	\$ 239,000	25 Sep 2019

This Statement of Information was prepared on: 05/11/2019