



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

22 Hicken Crescent, Shepparton Vic 3630

Indicative selling price

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

Single price \$195,000

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	63 Fahey St SHEPPARTON 3630	\$205,500	03/10/2017
2	35 Regent St SHEPPARTON 3630	\$197,000	07/03/2018
3	105 Rea St SHEPPARTON 3630	\$187,500	01/06/2017

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: 670 sqm approx

Agent Comments

Indicative Selling Price
\$195,000

Median House Price
Year ending March 2018: \$282,000

Comparable Properties



63 Fahey St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$205,500

Method: Sale

Date: 03/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx



35 Regent St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$197,000

Method: Sale

Date: 07/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



105 Rea St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$187,500

Method: Sale

Date: 01/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 766 sqm approx