

# 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

1/3 Lightfoot Street, Shepparton 3630

### Indicative selling price

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

Single price

\$

or range between

\$ 290,000

&

\$ 320,000

### Median sale price

Median price

\$ 325,000

Property type

Residential

Suburb

Shepparton

Period - From

May 28<sup>th</sup> 2020

to

May 28<sup>th</sup> 2021

Source

[www.Realestate.com.au](http://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

3/4 Lightfoot Street, Shepparton	\$ 345,000	07/05/2021
3/136 Nixon Street, Shepparton	\$ 308,000	30/04/2021
	\$	

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: 25/06/2021