

# 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

23 Newton Street, Shepparton

### 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

\$210,000

&

\$220,000

### Median sale price

Median price

\$286,000

Property type

House

Suburb

Shepparton

Period - From

05/02/2019

to

05/02/2020

Source

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

|                                |           |              |
|--------------------------------|-----------|--------------|
| 31 Newton Street, Shepparton   | \$219,000 | 17 Sep 2019  |
| 16 Acacia Street, Shepparton   | \$220,000 | 12 July 2019 |
| 25 Isabella Street, Shepparton | \$222,000 | 24 July 2019 |

This Statement of Information was prepared on: 25/02/2020