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 and postcode

1/2 Quamby Court Shepparton VIC 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	\$200,000	&	\$220,000				
Median sale price								
(*Delete house or unit as applicable)								

-					
Media	n Price \$13	6,250 Prope	erty type	Land	s

Median Price	\$136,250	Property type		Land		Suburb	Shepparton
Period-from	01 Sep 2019	to	31 Aug 2	2020	Source		Corelogic

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
15 Mason Street Shepparton VIC 3630	\$220,000	01-Oct-19
31 Newton Street Shepparton VIC 3630	\$219,000	05-Sep-19
33 Rea Street Shepparton VIC 3630	\$205,000	27-Apr-20

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 18 months.

This Statement of Information was prepared on: 23 September 2020



consumer.vic.gov.au



Scott Butler

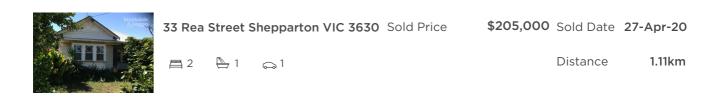
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	15 Masc 3630	on Stree	t Shepparton VIC	Sold Price	\$220,000	Sold Date	01-Oct-19
¢ on an	昌 3	酉 3 🖺 1 ि 2				Distance	0.41km



31 New 3630	ewton Street Sheppa		arton VIC	Sold Price	\$219,000	Sold Date	05-Sep-19
昌 3	ے ا	⊜ 2				Distance	0.76km



RS = Recent sale UN = Undisclosed Sale

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