

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 750 Old Dookie Road Shepparton East Pine Lodge Victoria 3631

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$371,250 House x Suburb or locality Shepparton East Victoria 3631

Period - From 4/09/2018 to 5/01/2019 Source Realestate.com

Comparable property sales (*Delete A or B below as applicable)

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
1	658 New Dookie Road Shepparton East	\$370,000	3/09/2018
2	678 New Dookie Road Lemnos	\$372,500	15/05/2018
3	648 New Dookie Road Shepparton East	\$385,000	23/03/2018