

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address Including suburb or locality andpostcode	104 Regent Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$249,000

Median sale price

Median price	\$255,000	Hou	ise X	Unit		Suburb or locality	Shepparton
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	26 Granthorn St SHEPPARTON 3630	\$250,000	03/11/2017
2	116 Vaughan St SHEPPARTON 3630	\$248,000	06/06/2017
3	5 Somer Av SHEPPARTON 3630	\$235,000	04/10/2017

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.





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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 665 sqm approx

Agent Comments

Indicative Selling Price \$249,000 Median House Price

December quarter 2017: \$255,000

Comparable Properties



26 Granthorn St SHEPPARTON 3630 (VG)

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Price: \$250,000 Method: Sale Date: 03/11/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 772 sqm approx

Agent Comments

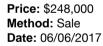








Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 745 sqm approx





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Price: \$235,000 **Method:** Sale **Date:** 04/10/2017 **Rooms:** -

Property Type: House (Res) Land Size: 656 sqm approx

Agent Comments

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443





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