



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

14 Grampians Parade, Shepparton North Vic 3631

Indicative selling price

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

Single price \$325,000

Median sale price*

Median price House Unit Suburb or locality

Period - From to Source

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

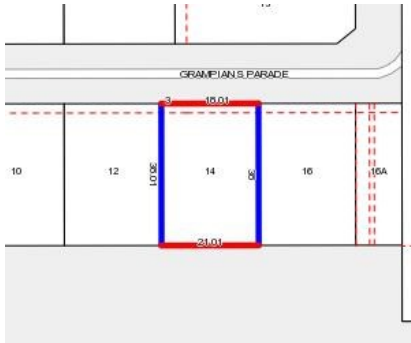
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Shropshire PI SHEPPARTON 3630	\$327,000	03/12/2016
2	20 Sabri Dr SHEPPARTON 3630	\$324,000	15/01/2018
3	41 Warrumbungle Dr SHEPPARTON NORTH 3631	\$320,000	24/01/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Land

Land Size: 798 sqm approx

Agent Comments

Comparable Properties



1 Shropshire PI SHEPPARTON 3630 (REI/VG)

Agent Comments



Price: \$327,000

Method: Private Sale

Date: 03/12/2016

Rooms: 5

Property Type: House

Land Size: 884 sqm approx

20 Sabri Dr SHEPPARTON 3630 (VG)

Agent Comments



Price: \$324,000

Method: Sale

Date: 15/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 800 sqm approx



41 Warrumbungle Dr SHEPPARTON NORTH 3631 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 24/01/2018

Rooms: 4

Property Type: House

Land Size: 700 sqm approx