

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

3 19 Middleton Street, Shepparton Vic 3630

Indicative selling price

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

Single price

\$289,500

Median sale price

Median price

\$263,000

House

Unit

X

Suburb or locality

Shepparton

Period - From

01/07/2017

to

30/06/2018

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.

	Address of comparable property	Price	Date of sale
1	6/1 Kilpatrick Av SHEPPARTON 3630	\$295,000	09/05/2018
2	4/19 Middleton St SHEPPARTON 3630	\$287,500	12/02/2018
3	2/26 Glenlyon Av SHEPPARTON 3630	\$270,000	11/09/2017

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.



 3  2  2

Rooms:

Property Type: Unit - Townhouse

Agent Comments

Comparable Properties

6/1 Kilpatrick Av SHEPPARTON 3630 (VG)

Agent Comments

 3  -  -

Price: \$295,000

Method: Sale

Date: 09/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/19 Middleton St SHEPPARTON 3630 (REI/VG) Agent Comments

 3  2  2

Price: \$287,500

Method: Private Sale

Date: 12/02/2018

Rooms: -

Property Type: Townhouse (Single)

2/26 Glenlyon Av SHEPPARTON 3630 (VG)

Agent Comments

 3  -  -

Price: \$270,000

Method: Sale

Date: 11/09/2017

Rooms: -

Property Type: Strata Unit/Townhouse -
Conjoined