

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

10 Caulfield Court, Shepparton

Indicative selling price

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

Single price

\$ 385,000

or range between \$*

&

\$

Median sale price

Median price

\$ 335,000

*House

X

*Unit

Suburb
or locality

Shepparton

Period - From

05/02/2018

to

05/03/2018

Source

Realestate.com.au

Comparable property sales

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 31 Caulfield Court, Shepparton	\$ 385,000	16/02/2018
2 13 Toorak Tce, Shepparton	\$ 385,000	02/11/2017
3 8 Limousin Court, Shepparton	\$ 385,000	05/05/2017