

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
Including suburb or
locality and postcode

91 Orchard Circuit, Shepparton

Indicative selling price

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

Single price \$ 395,000

or range between \$*

&

\$

Median sale price

Median price \$ 265,000

*House X

*Unit

Suburb
or locality Shepparton

Period - From 25/05/2018

to 25/06/2018

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 13 Nankervis Court, Shepparton | \$ 395,000 | 14/08/2017 |
| 2 13 Cougar Place, Shepparton | \$ 418,000 | 02/02/2018 |
| 3 20 Nightingale Way, Shepparton | \$ 385,000 | 11/04/2018 |