

glenn@youngsandco.com.au

Glenn Young 03 58208777 0438579993

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 andpostcode

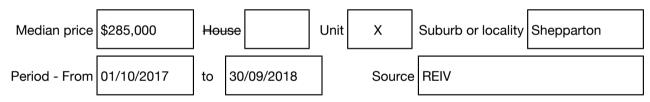
3/122-124 Knight Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$259,000

Median sale price



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	3/63 Edward St SHEPPARTON 3630	\$265,000	26/10/2017
2	1/152 Nixon St SHEPPARTON 3630	\$256,000	24/03/2018
3	3/44 Corio St SHEPPARTON 3630	\$245,000	10/08/2018

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Townhouse (Single) Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$259,000 Median Unit Price Year ending September 2018: \$285,000

Comparable Properties

	3/63 Edward St SHEPPARTON 3630 (VG) 2 - 2	Agent Comments
	Price: \$265,000	_
	Method: Sale	
	Date: 26/10/2017	
	Rooms: -	
	Property Type: Flat/Unit/Apartment (Res)	
dista line.	1/152 Nixon St SHEPPARTON 3630 (REI/VG)	Agent Comments
and the second	2 🙀 1 🋱 1	
and the second second	Price: \$256,000	_
	Method: Auction Sale	
	Date: 24/03/2018	
	Rooms: 3	
	Property Type: Townhouse (Res)	
	Land Size: 234 sqm approx	
	3/44 Corio St SHEPPARTON 3630 (VG)	Agent Comments
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	Price: \$245,000	_
THE P	Method: Sale	
and the	Date: 10/08/2018	
	Rooms: -	

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