

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

3/122-124 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

Median price

\$285,000

House

Unit

X

Suburb or locality

Shepparton

Period - From

01/10/2017

to

30/09/2018

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 | 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.

3/122-124 Knight Street, Shepparton Vic 3630



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Indicative Selling Price
\$259,000

Median Unit Price

Year ending September 2018: \$285,000



2 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

3/63 Edward St SHEPPARTON 3630 (VG)

Agent Comments

2 - -

Price: \$265,000

Method: Sale

Date: 26/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/152 Nixon St SHEPPARTON 3630 (REI/VG)

Agent Comments

2 1 1

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

2 - -

Price: \$245,000

Method: Sale

Date: 10/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)