



## 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

8 Langi Street, Shepparton Vic 3630

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$173,000

#### Median sale price

Median price \$258,000 House Unit X Suburb or locality Shepparton

Period - From 01/07/2018 to 30/06/2019 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	2/72 Mason St SHEPPARTON 3630	\$180,000	21/05/2018
2	2/1 Cottrell St SHEPPARTON 3630	\$168,000	30/05/2018
3	12/53 Knight St SHEPPARTON 3630	\$165,000	15/04/2019

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.



2 - -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 158 sqm approx

Agent Comments

**Indicative Selling Price**  
\$173,000

**Median Unit Price**  
Year ending June 2019: \$258,000

## Comparable Properties



**2/72 Mason St SHEPPARTON 3630 (VG)**

Agent Comments

2 - -

**Price:** \$180,000

**Method:** Sale

**Date:** 21/05/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**2/1 Cottrell St SHEPPARTON 3630 (VG)**

Agent Comments

2 - -

**Price:** \$168,000

**Method:** Sale

**Date:** 30/05/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**12/53 Knight St SHEPPARTON 3630 (VG)**

Agent Comments

2 - -

**Price:** \$165,000

**Method:** Sale

**Date:** 15/04/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)