

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

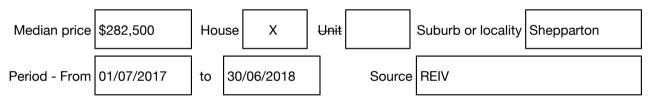
2 Chertsey Road, Shepparton Vic 3630

Indicative selling price

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

Single price \$379,000

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	28 Wyndham St SHEPPARTON 3630	\$390,000	15/06/2017
2	4 Wyndham St SHEPPARTON 3630	\$370,000	09/05/2018
3	22 Sobraon St SHEPPARTON 3630	\$360,000	29/01/2018

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.

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443

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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.







Rooms: Property Type: Agent Comments Indicative Selling Price \$379,000 Median House Price Year ending June 2018: \$282,500

Comparable Properties



Price: \$360,000 Method: Sale Date: 29/01/2018 Rooms: -Property Type: House (Previously Occupied -Detached) Land Size: 1202 sqm approx

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