

## 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

2 Chertsey Road, 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 \$379,000

#### Median sale price

Median price \$282,500 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/07/2017 to 30/06/2018 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	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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$379,000

**Median House Price**  
Year ending June 2018: \$282,500

## Comparable Properties



**28 Wyndham St SHEPPARTON 3630 (VG)**

**Agent Comments**



**Price:** \$390,000  
**Method:** Sale  
**Date:** 15/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 821 sqm approx

**4 Wyndham St SHEPPARTON 3630 (VG)**

**Agent Comments**



**Price:** \$370,000  
**Method:** Sale  
**Date:** 09/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 784 sqm approx

**22 Sobraon St SHEPPARTON 3630 (VG)**

**Agent Comments**



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