

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

4 Willandra Drive, Shepparton North Vic 3631

Indicative selling price

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

Single price \$114,000

Median sale price*

Median price \$115,000

Vacant land X

Suburb or locality Shepparton North

Period - From 13/12/2017

to 13/12/2018

Source REI & VG/Gov

Comparable property sales (*Delete A or B below as applicable)

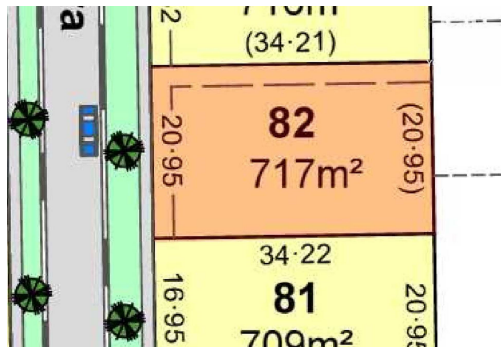
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Willandra Dr SHEPPARTON NORTH 3631	\$119,000	25/09/2018
2	7 Willandra Dr SHEPPARTON NORTH 3631	\$118,000	15/08/2018
3	8 Willandra Dr SHEPPARTON NORTH 3631	\$115,000	03/10/2018

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 17 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:

Property Type: Residential Block

Land Size: 717 sqm approx

Agent Comments

Comparable Properties

9 Willandra Dr SHEPPARTON NORTH 3631 (VG)

Agent Comments



Price: \$119,000

Method: Sale

Date: 25/09/2018

Rooms: -

Property Type: Land

Land Size: 700 sqm approx

7 Willandra Dr SHEPPARTON NORTH 3631 (VG)

Agent Comments



Price: \$118,000

Method: Sale

Date: 15/08/2018

Rooms: -

Property Type: Land

Land Size: 702 sqm approx

8 Willandra Dr SHEPPARTON NORTH 3631 (VG)

Agent Comments



Price: \$115,000

Method: Sale

Date: 03/10/2018

Rooms: -

Property Type: Land