

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 452 Aspendale Crescent, Shepparton

## Indicative selling price

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

Single price \$138,000

or range between \$N/A

&

\$N/A

## Median sale price

Median price \$258,000

\*House

X

\*Unit

Suburb  
or locality

Shepparton

Period - From 26/09/2017

to 25/09/2017

Source

realestate.com.au

## 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 18 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
Lot 448 Aspendale Crescent, Shepparton	\$132,000	13/06/2017
Lot 412 Aspendale Crescent, Shepparton	\$130,000	04/11/2016
Lot 415 Aspendale Crescent, Shepparton	\$131,000	12/10/2016

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 18 months.~~