

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

25 Regent Street, Shepparton 3630

Indicative selling price

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

Single price \$198,000

or range between \$*

&

\$

Median sale price

Median price \$282,500

Property type House

Suburb Shepparton 3630

Period - From 19/12/2018

to

19/12/2019

Source Realestate.com.au

Comparable property sales

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
4 Dorset Court, Shepparton	\$ 196,000	16/12/2019
63 Sheehan Crescent, Shepparton	\$ 195,000	6/12/2019
4 Winston Street, Shepparton	\$ 199,000	17/10/2019

This Statement of Information was prepared on: 10/01/2020