

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 and
postcode

64 Halpin Crescent Shepparton VIC 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$159,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Other

Suburb

Shepparton

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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

57 Newton Street Shepparton VIC 3630	\$157,000	06-Dec-19
67 Newton Street Shepparton VIC 3630	\$155,000	08-Oct-19
79 Malcolm Crescent Shepparton VIC 3630	\$158,000	09-Oct-19

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.~~

This Statement of Information was prepared on: 19 March 2020



57 Newton Street Shepparton VIC 3630

Sold Price

\$157,000

Sold Date

06-Dec-19

3

1

2

Distance

0.23km



67 Newton Street Shepparton VIC 3630

Sold Price

\$155,000

Sold Date

08-Oct-19

2

1

-

Distance

0.23km



79 Malcolm Crescent Shepparton VIC 3630

Sold Price

\$158,000

Sold Date

09-Oct-19

3

1

2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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