

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11 Lagana Drive, Shepparton

Indicative selling price

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

Single price \$ 229,500

or range between \$*

&

\$

Median sale price

Median price \$ 271,000

*House

X

*Unit

Suburb
or locality

Shepparton

Period - From 22/09/2018

to 22/10/2018

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
1 1/113 Knight street, Shepparton	\$ 230,000	10 Jan 2018
2 5 Dans Street, Shepparton	\$ 230,000	22 Dec 2017
3 1/5 Middleton Street, Shepparton	\$ 225,000	03 Dec 2017

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.~~