

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

35 Aspendale 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

or range
between

\$170,000

&

\$185,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$135,500

Property type

Land

Suburb

Shepparton

Period-from

01 Feb 2020

to

31 Jan 2021

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

2 Dalmahoy Court Shepparton VIC 3630	\$180,000	22-Nov-19
8 Sandhill Street Shepparton VIC 3630	\$185,000	03-Dec-20
7 Pelican Court Shepparton VIC 3630	\$170,000	23-Dec-20

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.

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2 Dalmahoy Court Shepparton VIC 3630

Sold Price

\$180,000

Sold Date

22-Nov-19

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Distance

0.38km



8 Sandhill Street Shepparton VIC 3630

Sold Price

\$185,000

Sold Date

03-Dec-20

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Distance

0.4km



7 Pelican Court Shepparton VIC 3630

Sold Price

^{RS} **\$170,000** ^{UN}

Sold Date

23-Dec-20

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Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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