

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

14 Maple Street, Shepparton

Indicative selling price

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

Single price

\$259,000

or range between

\$N/A

&

\$N/A

Median sale price

Median price

\$260,000

*House

*Unit

X

Suburb
or locality

Shepparton

Period - From

06/03/2017

to

05/03/2018

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
20 Plane Street, Shepparton	\$232,500	22/09/2017
14 Parker Street, Shepparton	\$260,000	31/01/2018
32 Ferguson Road, Shepparton	\$260,000	26/02/2018

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.~~