



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

59 Fahey Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$230,000

Median sale price

Median price \$271,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/01/2018 to 31/12/2018 Source REIV

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 eighteen 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	36 Fahey St SHEPPARTON 3630	\$230,000	01/08/2018
2	6 Phillips St SHEPPARTON 3630	\$225,000	16/05/2018
3	17 Batman Av SHEPPARTON 3630	\$222,000	27/09/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price
\$230,000

Median House Price
Year ending December 2018: \$271,000

Comparable Properties



36 Fahey St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$230,000

Method: Sale

Date: 01/08/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 641 sqm approx



6 Phillips St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$225,000

Method: Sale

Date: 16/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx

17 Batman Av SHEPPARTON 3630 (VG)

Agent Comments



Price: \$222,000

Method: Sale

Date: 27/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx