

# Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Blaxland Street, Shepparton 3630

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 249,000

or range between \$\*

&

\$

## Median sale price

(\*Delete house or unit as applicable)

Median price \$ 262,000

\*House ☒

\*Unit ☐

Suburb  
or locality Shepparton

Period - From 1/1/17

to 4/5/17

Source Realestate.com.au

## Comparable property sales

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 4 Wentworth St, Shepparton	\$ 261,500	28/11/2016
2 139 The Boulevard, Shepparton	\$ 256,000	04/15/2016
3 117 The Boulevard, Shepparton	\$ 245,000	06/11/15