

## 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

47 Lachlan Crescent, Shepparton Vic 3630

#### Indicative selling price

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

Range between \$325,000 & \$345,000

#### Median sale price

Median price \$275,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/10/2017 to 30/09/2018 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	21 Clarence St SHEPPARTON 3630	\$330,000	13/07/2018
2	17 Collodetti Cr SHEPPARTON 3630	\$329,000	01/11/2017
3	73 Colliver Rd SHEPPARTON 3630	\$320,000	31/10/2018

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.



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y  2  3

**Rooms:**

**Property Type:** Land

**Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties

**21 Clarence St SHEPPARTON 3630 (VG)**

Agent Comments

 3  -  -

**Price:** \$330,000

**Method:** Sale

**Date:** 13/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 705 sqm approx

**17 Collodetti Cr SHEPPARTON 3630 (VG)**

Agent Comments

 3  -  -

**Price:** \$329,000

**Method:** Sale

**Date:** 01/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 882 sqm approx

**73 Colliver Rd SHEPPARTON 3630 (VG)**

Agent Comments

 3  -  -

**Price:** \$320,000

**Method:** Sale

**Date:** 31/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 806 sqm approx