

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

13 Packham Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$219,000

Median sale price

Median price \$269,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/04/2017 to 30/06/2017 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	22 Paterson Rd SHEPPARTON 3630	\$230,000	18/04/2017
2	10 Sanderson St SHEPPARTON 3630	\$225,000	10/07/2017
3	134 Ashenden St SHEPPARTON 3630	\$215,000	24/07/2017

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.~~



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$219,000

Median House Price

June quarter 2017: \$269,000

Comparable Properties



22 Paterson Rd SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$230,000

Method: Sale

Date: 18/04/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 880 sqm approx



10 Sanderson St SHEPPARTON 3630 (REI/VG)

Agent Comments

3 1 1

Price: \$225,000

Method: Private Sale

Date: 10/07/2017

Rooms: -

Property Type: House

Land Size: 624 sqm approx



134 Ashenden St SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$215,000

Method: Sale

Date: 24/07/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 869 sqm approx